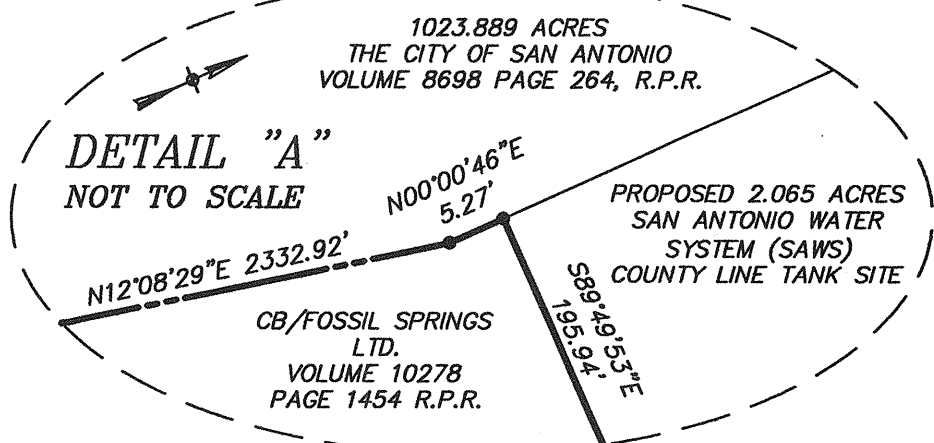


# WIND GATE AT KALLISON RANCH

MASTER  
DEVELOPMENT  
PLAN  
ACRES: 369.44  
DATE : 04/28/05

LAND USE SUMMARY			
LAND USE	TOTAL	PHASE 1	PHASE 2
SINGLE FAMILY RESIDENTIAL	315.58	197.65	117.93
MULTI-FAMILY RESIDENTIAL	8.29	8.29	-
OPEN SPACE	3.45	3.45	-
DETENTION POND	15.00	10.00	5.00
FLOODPLAIN	15.05	7.98	7.07
STREET R.O.W.	12.07	7.58	4.49
TOTAL	369.44	234.95	134.49

RESIDENTIAL DEVELOPMENT SUMMARY			
ITEM	ACRES	DWELLING UNITS	D.U./Ac.
PHASE 1	205.94	675	3.3
PHASE 2	117.93	620	5.3
TOTAL	323.87	1295	4.0



**CIVIL ENGINEER**  
MOY CIVIL ENGINEERS  
CONTACT PERSON: KERRY J. KOEHLER, P.E.  
12770 CIMARRON PATH, STE. 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051  
FAX: (210) 698-5085

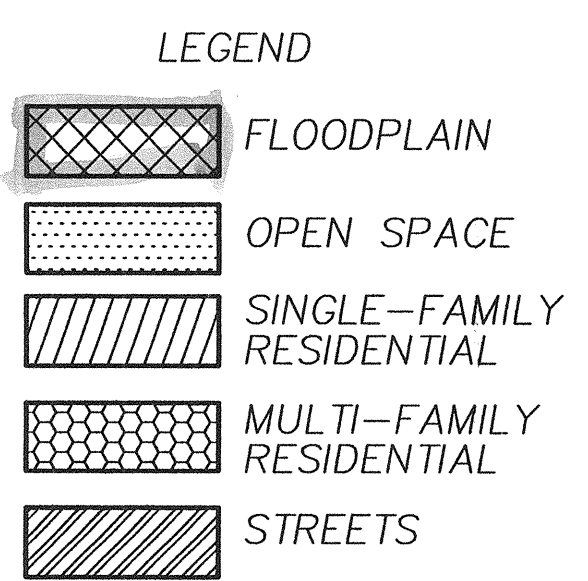
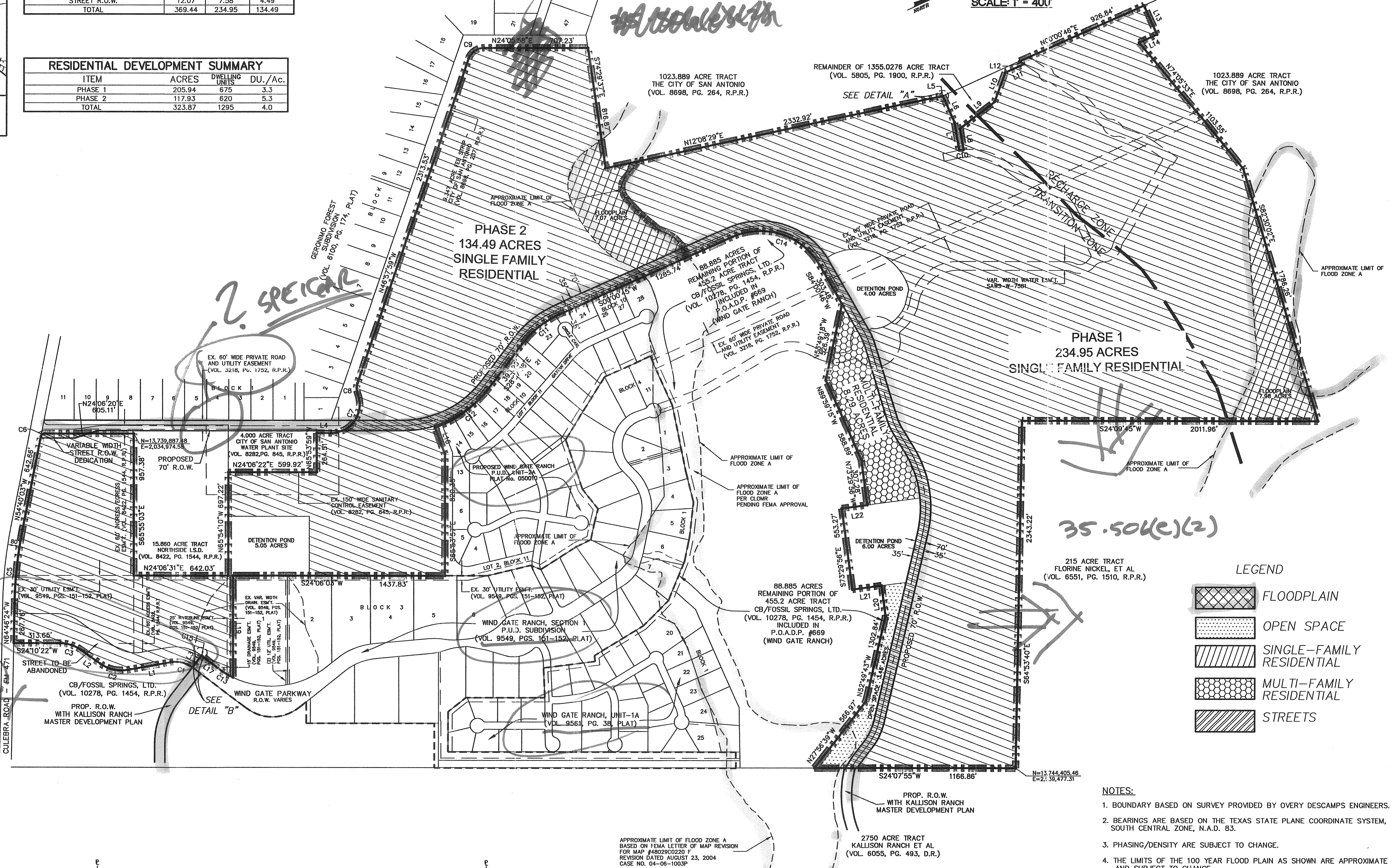
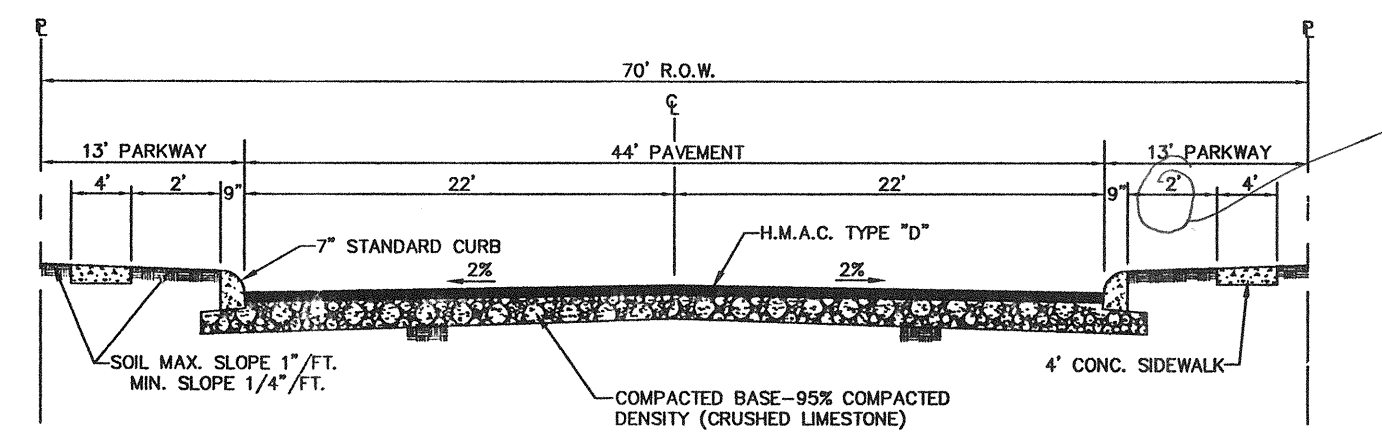
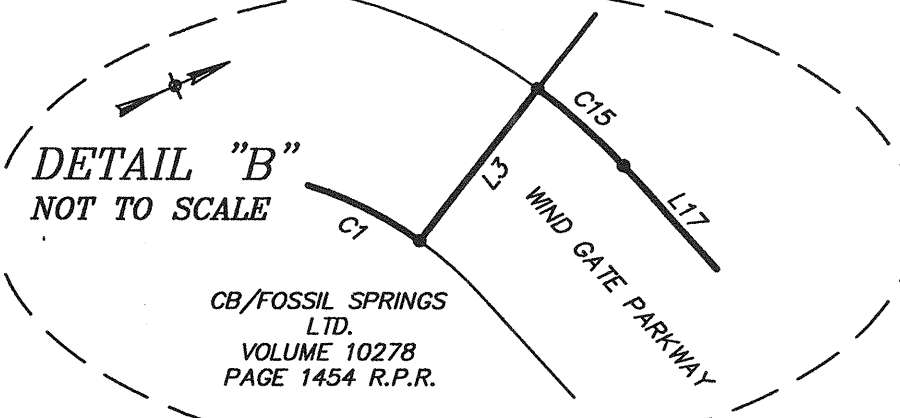
**OWNER/DEVELOPER**  
LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
LENNAR TEXAS HOLDING COMPANY, G.P.  
CONTACT PERSON: MARK C. SPARROW  
5150 N. LOOP 1604 W.  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 493-3095  
FAX: (210) 493-7161

CURVE TABLE					
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING
C1	300.00'	47°11'19"	131.95'	247.65'	S 37°40'18" W
C2	300.00'	45°16'54"	104.22'	192.66'	S 36°30'08" W
C3	300.00'	35°06'11"	78.02'	153.17'	S 41°53'08" W
C4	715.00'	18°34'08"	116.89'	231.72'	N 62°06'42" W
C5	2825.00'	10°02'11"	248.73'	497.63'	N 62°06'42" W
C6	58.00'	26°46'54"	20.63'	34.37'	N 15°10'51" W
C7	183.00'	111°28'45"	283.35'	375.52'	N 31°38'11" W
C8	110.00'	40°24'35"	40.46'	72.48'	N 62°10'01" W
C9	110.00'	71°03'52"	78.58'	136.44'	N 11°26'01" W
C10	426.00'	47°42'45"	15.01'	30.01'	N 10°24'47" E
C11	692.00'	28°22'51"	166.64'	333.00'	S 14°13'12" E
C12	743.00'	34°01'24"	222.38'	441.32'	S 11°26'11" E
C13	600.00'	11°30'53"	69.50'	120.58'	S 85°35'31" W
C14	465.00'	84°02'01"	418.08'	681.73'	N 62°02'45" E
C15	300.00'	01°02'42"	2.87'	5.73'	S 60°48'08" W

LINE TABLE		
NO.	BEARING	LENGTH
L1	S 13°58'30" W	293.45'
L2	S 59°16'33" W	156.89'
L3	S 87°13'09" E	100.00'
L4	N 24°06'11" E	99.02'
L5	N 02°00'46" E	5.27'
L6	S 89°50'53" E	169.84'
L7	S 76°01'40" E	188.65'
L8	N 70°34'15" W	140.18'
L9	N 13°41'13" W	295.58'
L10	N 45°1'48" W	210.15'
L11	N 00°01'13" E	132.40'
L12	S 57°39'35" W	35.69'
L13	N 89°58'50" E	215.17'
L14	S 07°01'13" E	132.40'
L15	N 65°31'13" W	50.00'
L16	S 86°20'58" E	181.63'
L17	S 07°20'58" W	143.55'
L18	N 27°56'39" W	105.85'
L19	S 65°54'00" E	683.92'
L20	N 23°29'56" W	202.45'
L21	S 16°30'04" E	208.09'
L22	N 16°30'04" E	175.69'

**PROPERTY OWNERSHIP**  
BLOCK 3 C.B. 4451

LOT 1 BENKE RANCH LTD C/O THOMAS E DREISS  
LOT 2 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
LOT 3 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
LOT 4 LENNAR HOMES OF TEXAS LAND AND CONSTRUCTION, LTD.  
LOT 5 RIVERA, GEORGE D & ALICE S  
LOT 6 HERNANDEZ, RAYMOND JR & RACHEL



- NOTES:
- BOUNDARY BASED ON SURVEY PROVIDED BY OVERY DESCAMPS ENGINEERS.
  - BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83.
  - PHASING/DENSITY ARE SUBJECT TO CHANGE.
  - THE LIMITS OF THE 100 YEAR FLOOD PLAIN AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
  - SITE WILL COMPLY WITH SECTION 35-503 PARK/OPEN SPACE STANDARDS.
  - A PORTION OF THIS PROJECT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE.

MOY CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TEXAS 78249  
TEL: (210) 698-5051  
FAX: (210) 698-5085

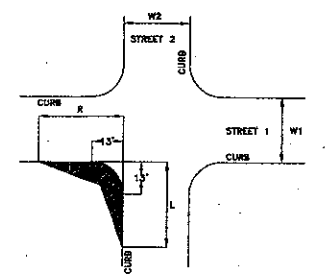
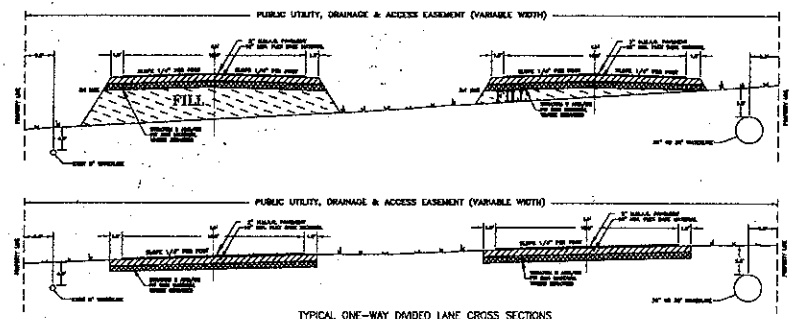
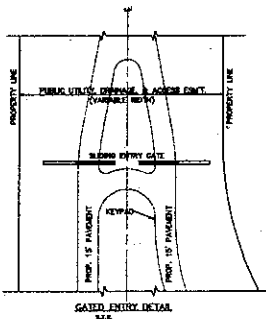
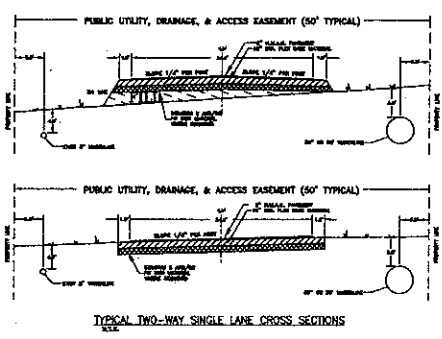
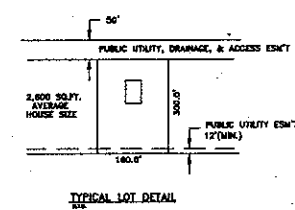
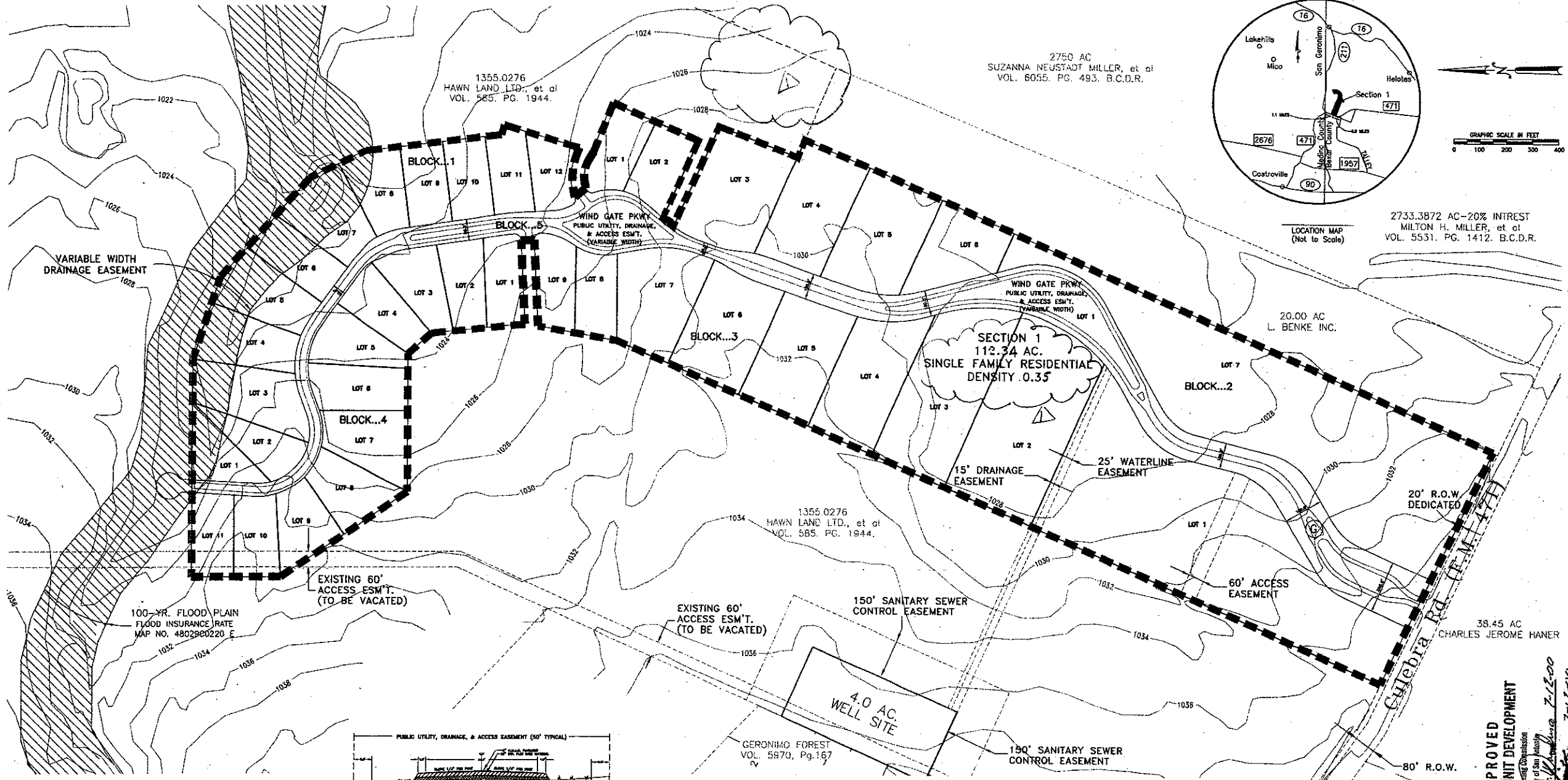
WIND GATE AT KALLISON RANCH  
MASTER DEVELOPMENT PLAN  
SHEET 1 OF 1

CHAIRPERSON  
SECRETARY

DATE  
DATE







**LEGEND**

■ ■ ■ ■ ■ PUD BOUNDARY

Ⓢ GATED ENTRY; REFER TO GATED ENTRY DETAIL.

**NOTE:**  
WIND GATE PKWY IS TO BE A PRIVATE STREET WITH A MINIMUM PAVEMENT WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC AND 16 FEET MINIMUM FOR ONE-WAY TRAFFIC. THE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FOOT MINIMUM).

**WIND GATE RANCH SECTION 1**

**OPEN SPACE RATIO TABLE**

AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	4,843,509	112.34	N/A
BUILDING COVERAGE AREA	101,400	2.33	2.1
OTHER (STREETS)	259,293	5.95	5.3
OPEN SPACE	4,532,816	104.04	92.6

NUMBER OF SINGLE FAMILY RESIDENTIAL LOTS: 39  
AVERAGE HOME SIZE (SQ. FT.): 2,600  
DENSITY (SINGLE FAMILY UNITS PER ACRE): 0.35

**DEVELOPER:**  
THOMAS E. DREISS  
BENKE RANCH DEVELOPMENT, LLC.  
2611 N. LOOP 1604, WEST, SUITE 201  
SAN ANTONIO, TEXAS 78258  
PHONE: (210)493-1444  
FAX: (210)492-5116

**WIND GATE RANCH SECTION 1**  
**SAN ANTONIO, TEXAS**

**PLANNED UNIT DEVELOPMENT PLAN**

**REVISIONS**

NO.	BY	DATE	REVISION
1	AS	6/12/00	REMOVE LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

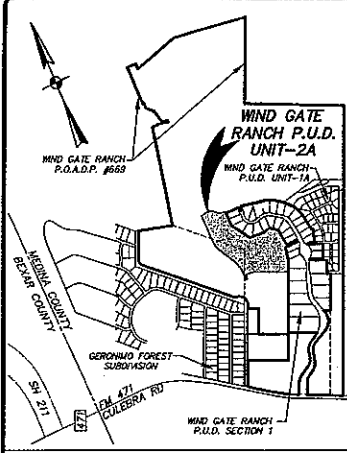
**DESIGNED BY:** KJK  
**DRAWN BY:** TCT  
**CHECKED BY:** KJK  
**DATE:** FEB. 9, 2000  
**AS SHOWN**

**REVISIONS**

**PROJECT NO. 1380-8148-98**  
**FILE NO. 8148PUD.DWG**  
**DATE:** FEB. 9, 2000  
**AS SHOWN**

**GRAY & JANSING & ASSOCIATES, INC.**  
Consulting Engineers  
8217 Shook Creek Blvd., Suite 200  
Austin, Texas 78757-7602  
(512)462-0571 FAX (512)464-4953

**SHEET 1 OF 1**



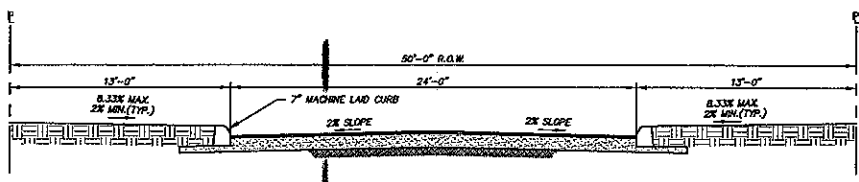
LOCATION MAP  
SCALE: 1" = 2000'

- Notes:
- 1) Bearings are based on Texas State Plane Coordinate System, North Central Zone, NAD 83.
  - 2) This project is to be developed as one phase.
  - 3) If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
  - 4) Total Number of Units = 43  
Density and Open Space Ratios  
Base Zoning District = Currently outside of the City Limits  
Proposed Density = 1.11 units/acre  
Gross Site Area = 38.90 Ac. = 1,694,484.00 s.f.  
Required Open Space = 33% x 1,694,484.00 s.f. = 559,388.52 s.f.  
Occupied Space = 325,095.48 s.f.  
Private Street ROW = 167,305.00 s.f.  
Driveways \* Residential Lot = 18x20x43 = 15,480 s.f.  
Parking = N/A  
Mechanical Equipment = N/A  
Outdoor Storage Area = N/A  
House Slabs 2,800 s.f. (typ.)  
Residential Lot = 43x2,800 = 120,400 s.f.

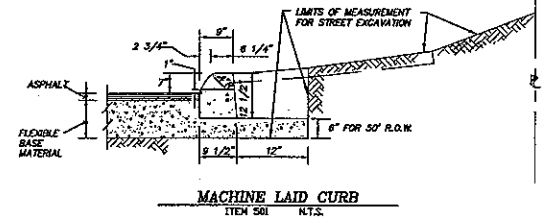
- 5) Total Open Space = 1,368,498.00 s.f.  
Common Open Space (Drainage Easements)  
= 223,462.80 s.f.  
Private Open Space = (Lots Area) - (House Slabs + Driveways)  
= 1,289,816.20 - (120,400 + 15,480)  
= 1,153,935.80 s.f.  
Proposed Open Space Ratio = Open Space  
Gross Area  
= 1,368,498.00 / 1,694,484.00 = 0.8076 = 80.76%  
= 1,694,484.00

CURVE TABLE					
NO.	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	743.00'	82°19'25"	56.13'	108.96'	S 89°44'45" W
C2	888.00'	42°21'52"	270.42'	504.42'	N 82°26'12" W
C3	702.00'	23°27'53"	178.04'	348.75'	N 143°32'12" W

LOVE TABLE		
NO.	BEARING	LENGTH
T1	N 76°02'18" W	45.00'
T2	N 87°01'59" E	34.88'
T3	S 81°03'11" E	68.60'
T4	S 72°42'24" E	48.50'
T5	S 65°16'07" E	30.47'
T6	S 33°37'31" E	21.21'
T7	S 44°31'36" E	63.79'
T8	S 49°32'48" E	83.77'
T9	S 91°09'11" E	109.00'
T10	S 92°47'08" E	50.00'



TYPICAL STREET SECTION 50' ROW  
SCALE HORIZ. 1" = 50'

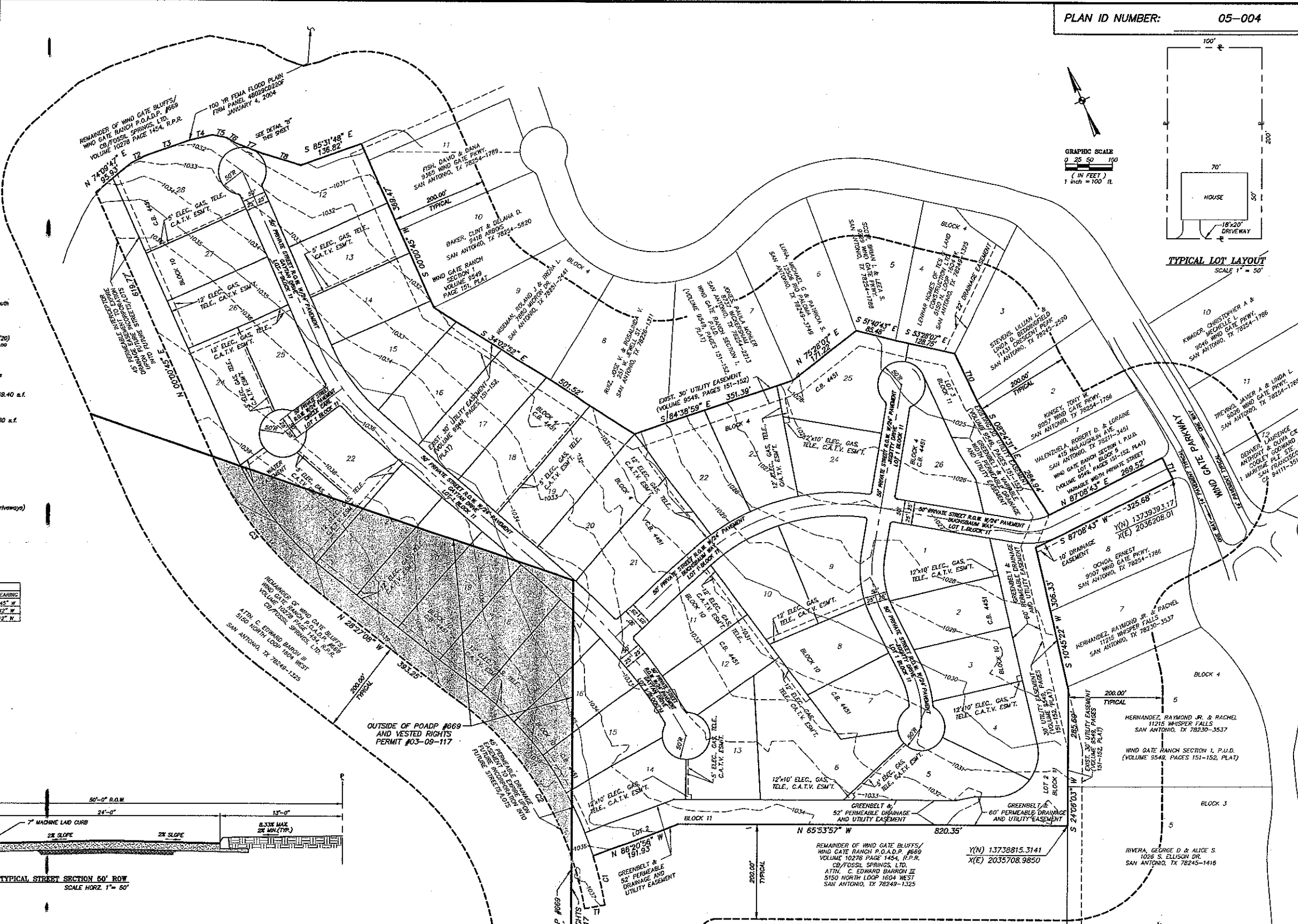


MACHINE LAID CURB  
ITEM 501 N.T.S.

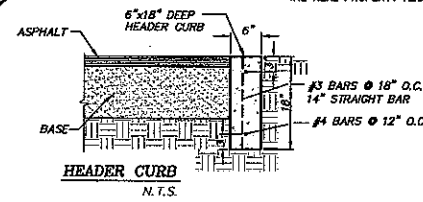
Owner: CB/Fossil Springs, Ltd.  
EDBCK, LLC., General Partner  
C. Edward Barron, III, President  
P.O. Box 6862  
San Antonio, Texas 78209

Developer: NORRAB Development, Ltd.  
Chesley I. Swann, Vice President  
P.O. Box 6862  
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers, Inc.  
11815 Warfield  
San Antonio, TX 78216

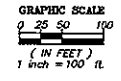


**WIND GATE RANCH P.U.D., UNIT-2A**  
BEING 38.92 ACRES OUT OF THE LL SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, THE WM. F. MEAD SURVEY NO. 372, ABSTRACT NO. 507, COUNTY BLOCK 4499 AND THE WM. F. MEAD SURVEY NO. 374, ABSTRACT NO. 508, COUNTY BLOCK 4452, BEAR COUNTY, TEXAS, SAID 38.92 ACRES ALSO BEING PART OF A 514.674 ACRE TRACT DESCRIBED IN VOLUME 10278, PAGE 1454 OF THE REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS.

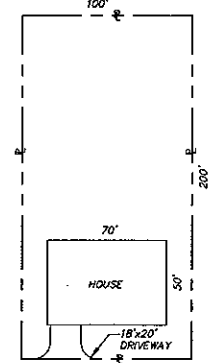


HEADER CURB  
N.T.S.

PLAN ID NUMBER: 05-004



GRAPHIC SCALE  
0 25 50 100  
IN FEET  
1 inch = 100 ft



TYPICAL LOT LAYOUT  
SCALE 1" = 50'

A VARIANCE REQUEST TO SECTION 35-4103, PROTECTION OF STREETS, WILL BE SUBMITTED WITH THE ASSOCIATED PLAT, WIND GATE RANCH P.U.D., UNIT-2A, PLAT NO. 050010.

THIS P.U.D. PLAN OF WIND GATE RANCH P.U.D., UNIT-2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

Date Prepared: November 1, 2004

REVISIONS

12/21/04 REVISIONS AS PER COCA COMMENTS

11815 WARFIELD  
SAN ANTONIO, TX 78216  
Tel: (210) 828-3520  
Fax: (210) 828-3599  
ode@overbydescamps.com

**OVERBY  
DESCAMPS  
ENGINEERS**  
CIVIL • ENVIRONMENTAL • SURVEYING

Wind Gate Ranch P.U.D. Unit-2A  
38.92 ACRE TRACT  
P.U.D. PLAN

#05-004

A VARIANCE REQUEST TO SECTION 35-4103, PROTECTION OF STREETS, WILL BE SUBMITTED WITH THE ASSOCIATED PLAT, WIND GATE RANCH P.U.D., UNIT-2A, PLAT NO. 050010.

THIS P.U.D. PLAN OF WIND GATE RANCH P.U.D., UNIT-2A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

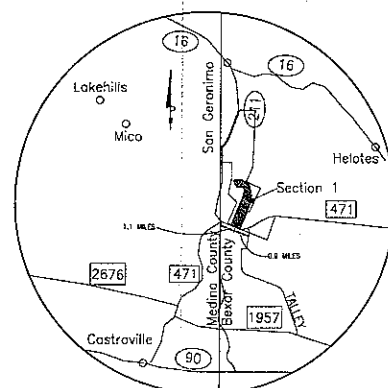
BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

Date Prepared: November 1, 2004

PROJECT NO. 0480.02  
DATE 11/01/04  
DRAWN BA CHECKED ED  
SHEET 1 OF 1

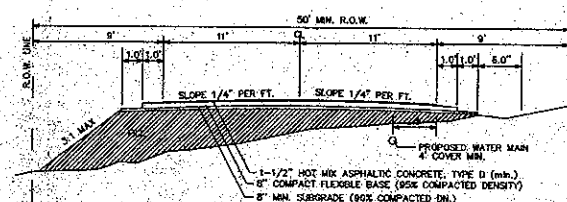
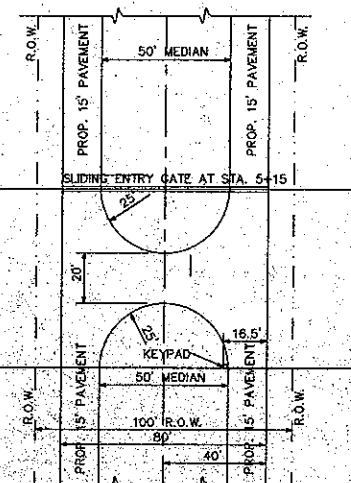
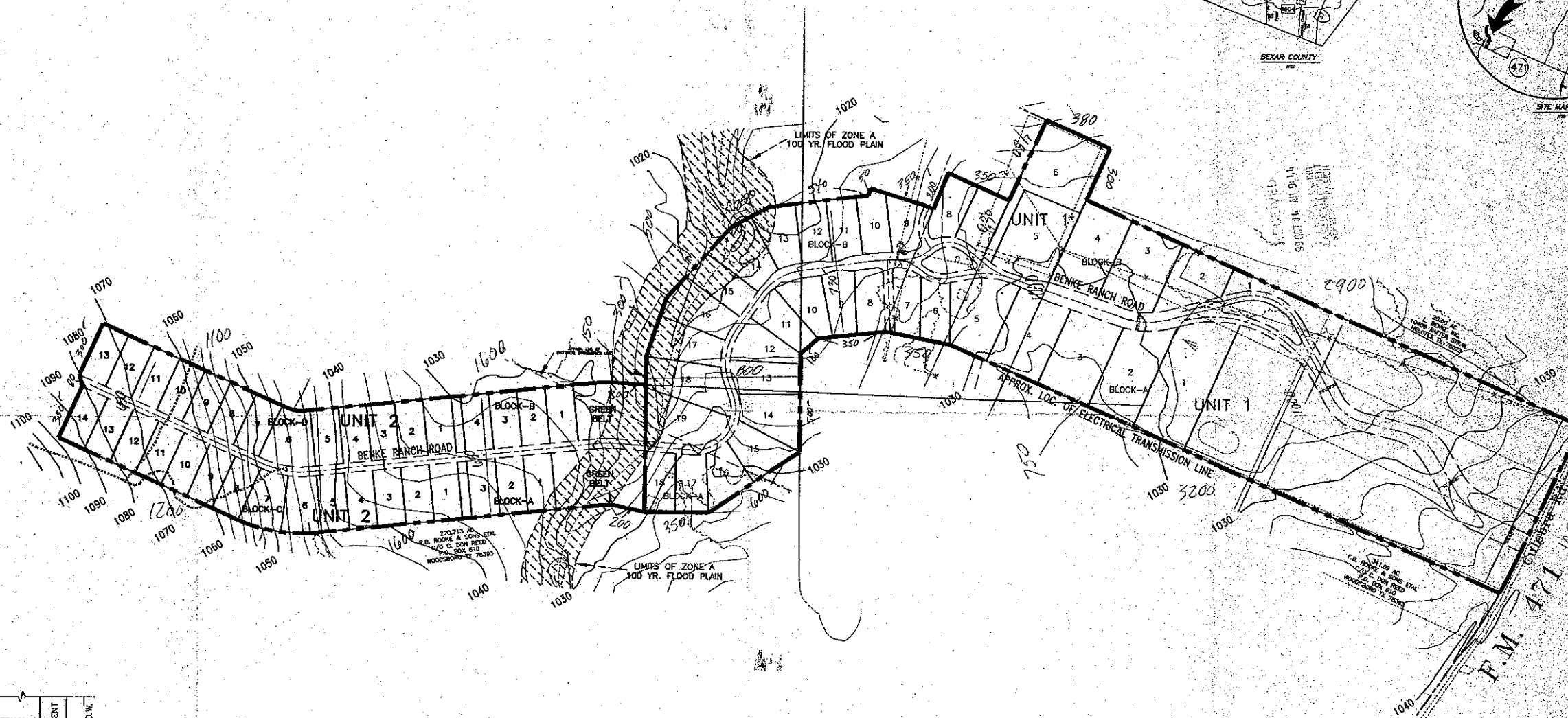
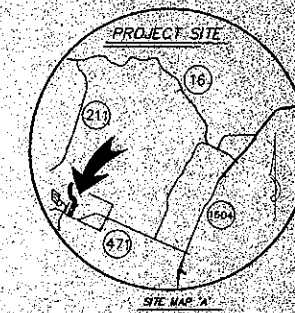
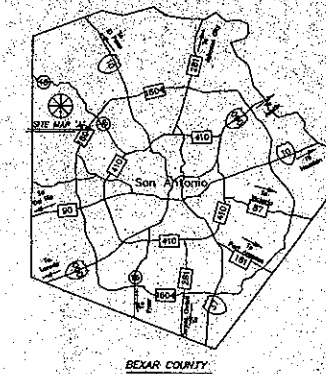
GRAPHIC SCALE IN FEET



1. WIND GATE BLUFFS and WIND GATE RANCH ARE TO BE SUBDIVIDED AND PLATTED AS TWO DISTINCT PLANNED UNIT DEVELOPMENTS, EACH INCLUDING MULTIPLE PHASING. THE PROPOSED PHASING IS AS SHOWN.
2. WIND GATE PKWY IS TO BE A PRIVATE STREET WITH A MINIMUM PAVEMENT WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC AND 15 FEET MINIMUM FOR ONE-WAY TRAFFIC. THE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FEET MINIMUM).
3. OWNER and CSA PLANNING agree that:
  - \* Approval of this POADD is based on the ALT. "A" alignment.
  - \* ALT. "B" will be substituted for ALT. "A" provided the owner of the adjacent property (to the north) is in agreement with the ALT. "B" alignment.
4. Access to Wind Gate Bluffs lots will be provided by marginal access streets/each serving two or more lots.



# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF WIND GATE RANCH SUBDIVISION UNIT 1 & UNIT 2



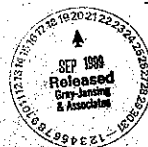
TYPICAL LOCAL STREET CROSS SECTION  
N.T.S.

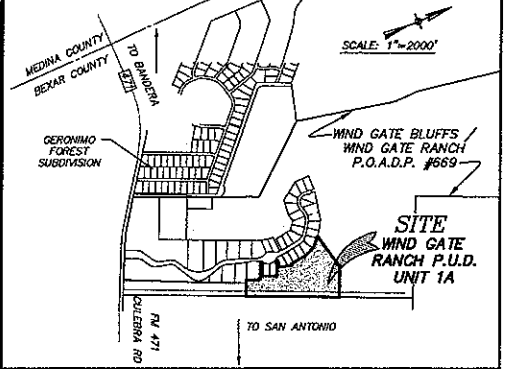


PROJECT NO.	DESIGNED BY
FILE NO.	DRAWN BY
DATE	CHECKED BY
SCALE	REVISED BY

GRAY, JANSING & ASSOCIATES, INC.  
Consulting Engineers  
2217 Shoal Creek Blvd., Suite 200  
Austin, Texas 78707-7500  
(512) 452-0571 FAX (512) 454-9911

#669



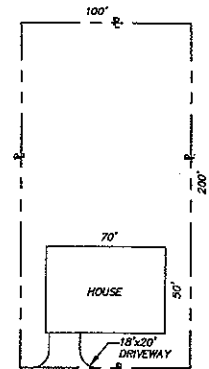
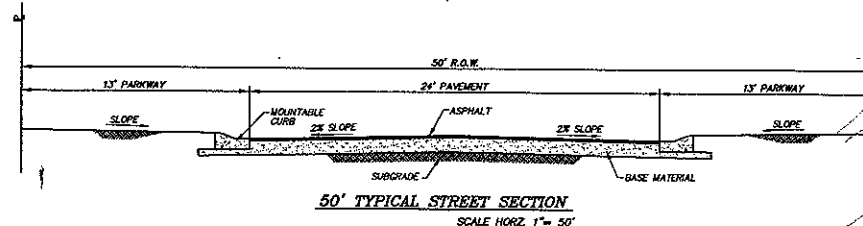
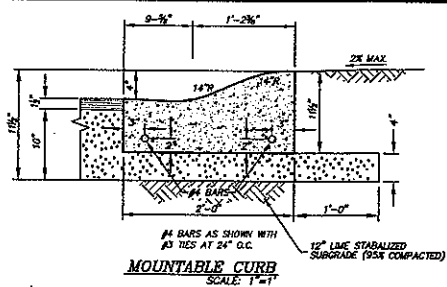


LINE TABLE

NO.	BEARING	LENGTH
T1	S 65°58'30" E	43.00'
T2	S 24°07'55" W	16.00'
T3	S 14°42'18" E	83.40'
T4	N 65°58'30" W	13.22'
T5	N 65°52'51" W	22.70'
T6	N 14°52'18" W	83.43'

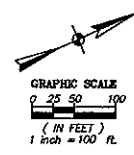
CURVE TABLE

NO.	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	406.25'	08°28'20"	72.57'	47.09'	N 08°28'20" E
C2	406.25'	14°14'51"	80.78'	101.03'	N 11°54'37" E
C3	192.00'	30°23'41"	41.54'	80.02'	N 83°53'17" E
C4	200.00'	40°23'45"	73.58'	141.01'	S 88°37'27" E

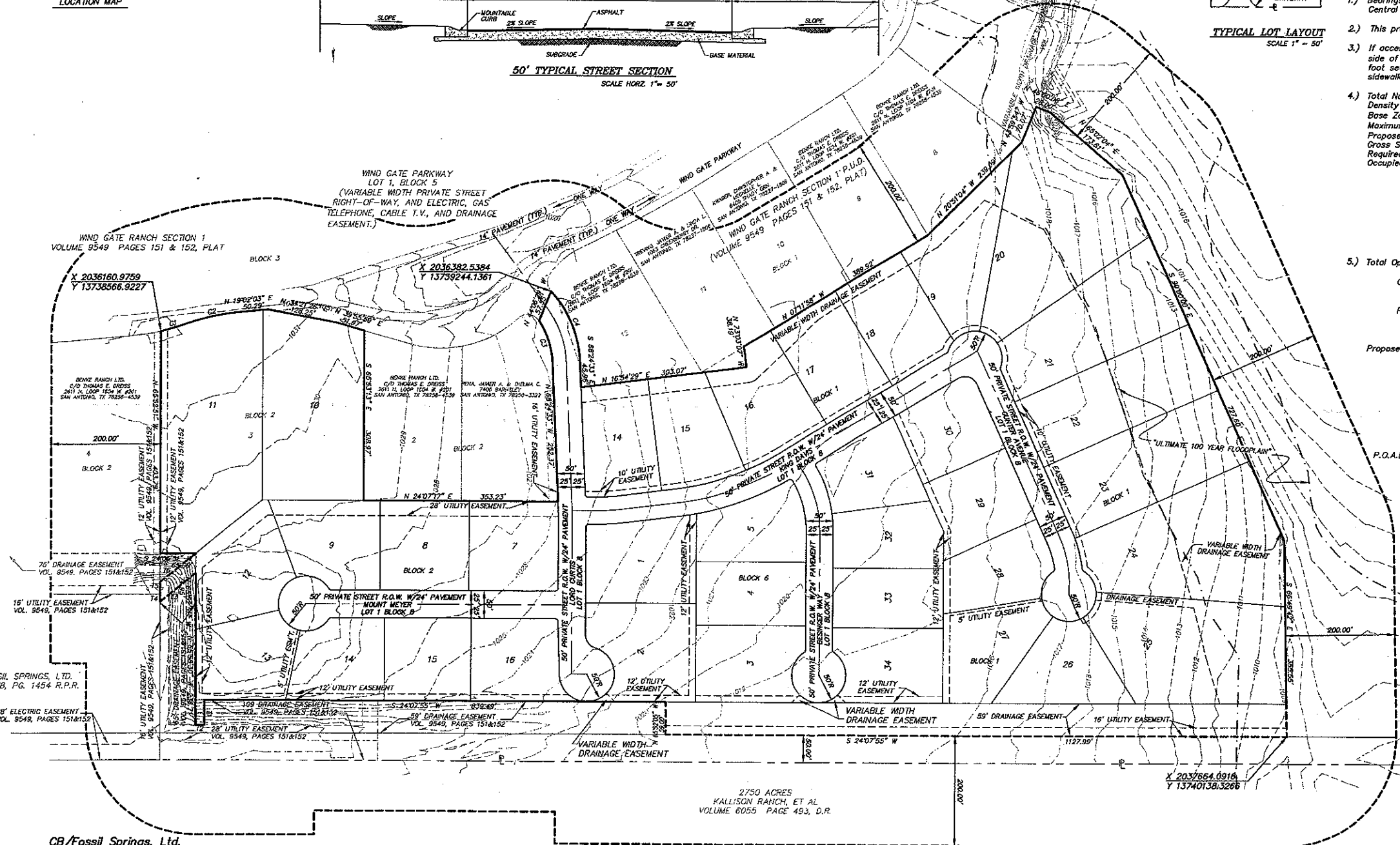


PLAN ID NUMBER: 04006

RECEIVED  
04/08/03 PM 4:04  
LAW OFFICE  
RAYMOND TARRIN, JR.  
87060  
LICENSED  
12/2/04



- Notes:
- Bearings are based on Texas State Plane Coordinate System, South Central Zone, NAD 83.
  - This project is to be developed as one phase.
  - If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.
  - Total Number of Units = 36  
Density and Open Space Ratios  
Base Zoning District = Outside San Antonio City Limits (R-1)  
Maximum Density Allowed = 8 units/acre  
Proposed Density = 1.10 units/acre  
Gross Site Area = 32.736 Ac = 1,425,980.16 s.f.  
Required Open Space = 35% x 1,425,980.16 s.f. = 499,093.06 s.f.  
Occupied Space = 272,220.10 s.f.  
  
Private Street ROW = 158,460.10 s.f.  
Driveways + Residential Lot = 18x20x36 = 12,960 s.f.  
Parking = N/A  
Mechanical Equipment = N/A  
Outdoor Storage Areas = N/A  
House Slabs: 2,800 s.f. (typ.)  
Residential Lot = 36x2,800 = 100,800 s.f.
  - Total Open Space = 1,153,752.88 s.f.  
  
Common Open Space (Drainage Esm'ts)  
= 326,635.50 s.f.  
  
Private Open Space = (Lots Area) - (House Slabs + Driveways)  
= 940,877.38 - (100,800 + 12,960)  
= 827,117.38 s.f.  
  
Proposed Open Space Ratio =  $\frac{\text{Open Space}}{\text{Gross Area}}$   
=  $\frac{1,153,752.88}{1,425,980.16}$  = 0.8091 = 80.91%  
  
CB/FOSSIL SPRINGS, LTD.  
VOL. 10278, PG. 1454 R.P.R.  
REMAINDER OF  
P.O.A.D.P. WIND GATE BLUFFS / WIND GATE RANCH P.O.A.D.P. # 669



Owner: CB/Fossil Springs, Ltd., EDBCK, LLC., General Partner  
C. Edward Barron, III, President  
P.O. Box 6268  
San Antonio, Texas 78209

Developer: NORRAB Development, Ltd.  
Chesley I. Swann, Vice President  
P.O. Box 6268  
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers, Inc.  
11815 Warfield  
San Antonio, TX 78216

WIND GATE RANCH P.U.D., UNIT-1A  
BEING 32.74 ACRES OUT OF THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT 686, BEXAR COUNTY, TEXAS, SAID 32.74 ACRES ALSO BEING OUT OF A 514.674 ACRE TRACT AND A 20.016 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 10278, PAGE 1454 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SAID 28.167 ACRES ALSO BEING ALL OF LOT 1, BLOCK 2, WIND GATE RANCH SECTION 1, PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 9549, PAGES 151-152 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS P.U.D. PLAN OF WIND GATE RANCH P.U.D., UNIT-1A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24 DAY OF Mar, A.D. 04

BY: *Theresa Hines* CHAIRMAN  
BY: *Robt. A. [Signature]* SECRETARY

Date Prepared: October 22, 2003

REVISIONS

12/16/03 REVISED STREET AND LOT LAYOUT  
01/09/04 ADDED 100' FLOODPLAIN AND NOTE  
2/27/04 REVISED AS PER OPS EASEMENT REQUIREMENTS

OVERBY  
DESCAMPS  
ENGINEERS  
P.L.L.C.

11815 WARFIELD  
SAN ANTONIO, TX 78216  
Tel: (210) 828-3520  
Fax: (210) 828-3559  
cde@overbydescamps.com

Wind Gate Ranch P.U.D. Unit 1A  
32.736 ACRE TRACT  
P.U.D. PLAN

PROJECT NO. 0480.00  
DATE 10/22/03  
DRAWN BA CHECKED ED  
SHEET 1 OF 1

# 04-006







**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**



Date: April 25, 2005

**Case Manager:**

Robert Lombrano, Planner II (Even File Number)  
(210) 207-5014, [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (Odd File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

**File Number:**

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):** ☐ YES ☒ NO\*\*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (indicate TIF project name on all submissions).

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/P.U.D. Plan (Combination)                             | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
| <input type="checkbox"/> Other: _____  |   |

Master Plan Submittals: **Completeness Review Form** and 15 Copies (Folded) with **Planning Department Request for Review Form** (Attached) for Respective Departments or Agencies

Project Name: Wind Gate @ Kallison Ranch

Owner/Agent Lennar Homes of Texas Land and Construction, LTD. Phone: (210) 493-3905 Fax: (210) 493-7161

Address: 5150 N. Loop 1604 W. San Antonio, Texas Zip Code: 78249

Engineer/Surveyor: Moy Civil Engineers Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas Zip Code: 78249

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

DEV. SERVICES  
2005 MAY -2 PM 2:46

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

Existing Legal Description: A 369.66 acre tract of land out of the J.J. Sanchez Survey No. 83, Abstract No. 66, County Block 4451, the Wm. F. Mead  
Survey No. 374, Abstract No. 508, County Block 4452 and the C. Zizelmann Survey No. 386, Abstract No. 989, County Block 4453, Bexar County, Texas.

Existing Zoning N/A Proposed Zoning: No Change

Projected # of Phases: 2

Number of Dwelling Units (Lots) by Phases: Phase 1 – 675 lots; Phase 2 – 620 lots

Total Number of Lots: 1295 Divided by Acreage: 369.44 = Density: 3.51

(PUD Only) Linear Feet of Street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total Open Space: \_\_\_\_\_ Divided by Total Acreage \_\_\_\_\_ = Open Space \_\_\_\_\_ %

(PUD Only) Type of Gate(guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction Start Date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: N.I.S.D. Ferguson Map Grid: 544 (C4-D6)

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name Wind Gate Ranch No. 669

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

DEV. SERVICES  
2005 MAY 12 P 2:46



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name/names of all adjacent property owners as shown on current tax records;
- ☒ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

DEV. SERVICES  
2005 MAY 2 P 2:46

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
- (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
- (a) Total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

DEV. SERVICES  
2005 MAY -2 P 2:46



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

- ☒ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks are, as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☒ A storm water management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the WINDGATE @ KALLISON RANCH MDP plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: Mark Sparrow

Signature: 

Date: April 25, 2005

Phone: (210) 493-3905 Fax: (210) 493-7161

DEV. SERVICES  
2005 MAY -2 P 2:46

If you have any questions please call Michael O. Herrera, Special Project Coordinator at 207-7038



City of San Antonio  
Development Services Department  
Master Development Plan Section  
**Request for Review**



**Case Manager**

Robert Lombrano, Planner II (Even File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (Odd File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-I)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor                      |   |

(Check One)

Project Name: Wind Gate @ Kallison Ranch FILE # \_\_\_\_\_  
Engineer/Surveyor: Moy Civil Engineers  
Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249  
Phone: (210) 698-5051 Fax: (210) 698-5085  
Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

MDP # 669 PUD# \_\_\_\_\_ Plat # \_\_\_\_\_

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**  
**(1) Master Development (1) Major Thoroughfare**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies.**

SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES

2005 MAY -5 A 11:21

DEV. SERVICES

2005 MAY -2 P 2:46

0505011



☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Wind Gate @ Kallison Ranch MDP #? was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

**Additional Comments:**

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be  
required.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

<u>Kirk M. Nixen</u>	<u>Manager</u>	<u>6-14-05</u>
Signature	Title	Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



City of San Antonio  
Development Services  
Subdivision Section

# REQUEST FOR REVIEW

TO: DAO/PW/COSA Date 8-10-05  
FROM: MOY C.E. - John LaRo  
PHONE NUMBER: 698-5051x219 FAX NUMBER # 698-5085  
ITEM NAME: Wind Gate @ Kallison Ranch FILE # 050220  
RE: Revised MDP - sidewalks review

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD**. Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: \_\_\_\_\_, 200\_\_\_\_\_

- |  |   |   |
|--|---|---|
| <input type="checkbox"/> Minor Plat-10 days    | <input type="checkbox"/> Major Plat-50 days | <input type="checkbox"/> Amending Plats - 10 days |
| <input type="checkbox"/> Plat deferral-30 days | <input type="checkbox"/> Variance-15 days   | <input type="checkbox"/> Other-15 days            |

☒ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

M. MacDonald  
Signature

Planner II  
Title

8-11-05  
Date

October 10, 2002



City of San Antonio  
Development Services Department  
Master Development Plan Section  
**Request for Review**



**Case Manager**

Robert Lombrano, Planner II (Even File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (Odd File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-I)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: April 25, 2005

(Check One)

Project Name: Wind Gate @ Kallison Ranch

FILE # \_\_\_\_\_

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051

Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E.

E-Mail: kkoehler@moy-ce.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

MDP # 669

PUD# \_\_\_\_\_

Plat # \_\_\_\_\_

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
(1) Master Development (1) Major Thoroughfare

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies.

SAN ANTONIO WATER SYSTEM  
AQUIFER STUDIES

2005 MAY -5 A 11: 21

DEV. SERVICES

2005 MAY -2 P 2: 46

☐ I recommend approval

☐ I do not recommend approval

☒ I recommend approval with conditions  
(see Additional Comments below)

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Wind Gate @ Kallison Ranch MDP #? was provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer  
Protection Plan is required) (if applicable)

Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be  
submitted to and approved by the Texas Commission on Environmental Quality (TCEQ)  
prior to construction.

**Additional Comments:**

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be  
required.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Kirk M. Nixen  
Signature

Manager  
Title

6-14-05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



Project name \_\_\_\_\_  
MDP # \_\_\_\_\_

☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT  
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY  
PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)

Also include a cross-section profile view of the street showing width  
and placement of sidewalk.

2005 JUN 29 AM 8:50  
CIVIL SERVICES

Michael O. Herrerra  
Signature

Planner II  
Title

Date

Please return this form to Michael O. Herrerra, Senior Planner by next scheduled meeting.



City of San Antonio  
Development Services Department  
Master Development Plan Section  
**Request for Review**



**Case Manager**

Robert Lombrano, Planner II (Even File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (Odd File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP) ☐ P.U.D. Plan  
☐ MDP/ P.U.D. Plan (combination) ☐ Mixed Used District (MXD)  
☐ Master Plan Community District (MPCD) ☐ Military Airport Overlay Zone (MOAZ)  
☐ Traditional Neighborhood Development (TND) ☐ Manufactured Home Park Plan (MHPP)  
☐ Flexible Development District ☐ Pedestrian Plan (PP)  
☐ Urban Development (UD) ☐ Rural Development (RD)  
☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)  
☐ Plat Certification Request ☐ Other: \_\_\_\_\_  
Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

Date: April 25, 2005

(Check One)

Project Name: Wind Gate @ Kallison Ranch

FILE # \_\_\_\_\_

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051

Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E.

E-Mail: kkoehler@moy-ce.com

**Reference Any MDP's, POADP's, and PUD's associated with this project:**

MDP # 669

PUD# \_\_\_\_\_

Plat # \_\_\_\_\_

**(Plats Only): 2 copies (folded) with Request for Review forms (attached)**  
**(1) Master Development (1) Major Thoroughfare**

**Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies.**

# Request for Review

(Cont.)

- To: ☐ Master Development Plan ☐ Street and Drainage  
☐ Major Thoroughfare ☐ Traffic TIA  
☐ Neighborhoods ☐ Historic ☐ Building Inspection - Trees  
☐ Disability Access (Sidewalks) ☐ Parks - Open Space  
☐ Zoning ☐ Fire Protection  
☐ SAWS Aquifer ☐ Bexar County Public Works  
☐ Storm Water Engineering ☐ Other: \_\_\_\_\_

## City of San Antonio Planning Department use

FROM: \_\_\_\_\_ Date: \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval


☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # (210) 698-5051

Comments: - UDC. 35-B101, SHOW STREET CIRCULATION  
PER RID # 12; ANNOTATE MDP BOUNDARY,  
- UDC. 35-506(e)(2) projection of streets  
to the northeast of project  
Collector Road as shown on plan will  
require approval from prop # 3 land acquisition  
dept for shared Road.  
2005 MAY -2 P 2:46

DEV. SERVICES

  
Signature

  
Title

05/12/05  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



BENAR PV

**City of San Antonio**  
Development Services Department  
Master Development Plan Section  
**Request for Review**



**Case Manager**

Robert Lombrano, Planner II (Even File Number)  
(210) 207-5014 [rlombrano@sanantonio.gov](mailto:rlombrano@sanantonio.gov)

Ernest Brown, Planner II (Odd File Number)  
(210) 207-7207, [ernestb@sanantonio.gov](mailto:ernestb@sanantonio.gov)

(Check One)

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-I)          |
| <input type="checkbox"/> Plat Certification Request                                | <input type="checkbox"/> Other: _____                         |
| Public Hearing <input type="checkbox"/> Yes <input type="checkbox"/> No            |   |
| <input type="checkbox"/> Major <input type="checkbox"/> Minor                      |   |

Date: April 25, 2005

(Check One)

Project Name: Wind Gate @ Kallison Ranch FILE # \_\_\_\_\_

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoe@ler@moy-cc.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # 669 PUD# \_\_\_\_\_ Plat # \_\_\_\_\_

(Plats Only): 2 copies (folded) with Request for Review forms (attached)  
(1) Master Development (1) Major Thoroughfare

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies.



69 70708  
Request for Review

(Cont.)

- To: ☐ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods ☐ Historic  
☒ Disability Access (Sidewalks)  
☐ Zoning  
☐ SAWS Aquifer  
☐ Storm Water Engineering
- ☐ Street and Drainage  
☐ Traffic TIA  
☐ Building Inspection - Trees  
☒ Parks - Open Space  
☐ Fire Protection  
☐ Bexar County Public Works  
☐ Other: \_\_\_\_\_

City of San Antonio Planning Department use

FROM: \_\_\_\_\_ Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. If necessary, please circulate within your department. Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # (210) 698-5051

Comments: 1) SUBMIT TIA

2) BEXAR COUNTY NO LONGER ALLOWS TWO FOOT  
PARKWAY IN FRONT OF SIDEWALKS

DEV. SERVICES  
2005 MAR -2 P 2:46

  
Signature

Civil Engineer Assistant 7-5-05  
Title Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

February 23, 2004



City of San Antonio  
Planning Department  
Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Flexible Development Plan (FDP), Traditional Neighborhood Development (TDN), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a plan shall comply with the provisions of ARTICLES I & IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. # \_\_\_\_\_

Plat Name: Wind Gate @ Kallison Ranch

Project Engineers/Surveyors or Firm Name: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone# (210) 698-5051 Fax# (210) 698-5085 E-Mail: kkoehler@moy-ce.com

**Planning Department**

Required Items for Completeness Review

- ☒ Completed and Signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital Information (MDP'S and PUD)
- ☒ 8 1/2" x 11" Reduced Copy (MDP'S and PUD)
- ☒ Storm Water Management Plan (MDP'S and PUD)

DEV. SERVICES  
2005 MAY -2 P 2:46

- (Plats Only):  
4 copies (folded) with Planning Department Request for Review Form (Attached):  
(1) Master Development, (1) Major Thoroughfare, (1) Neighborhoods, (1) Historic Preservation
- (Master Development Plans and PUD Plans): 15 copies (folded) with Planning Department Request for Review Form (Attached) for Respective Departments or Agencies
  - ☒ Master Development Plan
  - ☒ Major Thoroughfare
  - ☒ Neighborhoods ☒ Historic
  - ☒ Disability Access (Sidewalks)
  - ☒ Zoning
  - ☒ SAWS Aquifer
  - ☒ Storm Water Engineering
  - ☒ Street and Drainage
  - ☒ Traffic T.I.A.
  - ☒ Building Inspection - Trees
  - ☒ Parks - Open Space
  - ☒ Fire Protection
  - ☒ Bexar County Public Works
  - ☒ Other: \_\_\_\_\_

☒ Accepted

☐ Rejected

Completeness Review By: Justin Finley Date: \_\_\_\_\_

## Ernest Brown

---

**From:** Ismael Segovia  
**Sent:** Wednesday, August 17, 2005 1:55 PM  
**To:** 'jlaro@moy-ce.com'  
**Cc:** Ernest Brown; Michael Herrera  
**Subject:** Wind Gate at Kallison Ranch



MDP Wind Gate at  
Kallison Ranc...

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

*Parks  
Conditions*



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO TEXAS 78283-3966

Date: 5/6/05

Subject: Master Development Plan Wind Gate @ Kallison Ranch, A/P #1120220

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

☐ 1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

NO TREE PRESERVATION PLAN APPROVED AT MDP

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

*Mark Bird*  
Special Projects Officer



## Ernest Brown

---

**From:** Ernest Brown  
**Sent:** Monday, August 01, 2005 4:39 PM  
**To:** 'kkoehler@moy-ce.com'  
**Cc:** Michael Herrera  
**Subject:** Windgate@Kallision Ranch MDP Re-submittal

Good afternoon Mr. Koehler,

The following are comments for MDP/MTP review of the above referenced project.

MDP/MTP does not recommend approval for the following reasons:

- 1 • UDC 35-506(e)(8) Major Thoroughfare Plan designated arterial streets, and (g)(1) and (3) dedication of arterial - Culebra road/F.M. 471 is on the MTP and TXDOT roadway system requiring a min. of 120' ROW and TXDOT review.
- 2 • UDC 35-B101(f)(16) and (18) Planning, show street circulation, annotate MDP, and phasing limits
- 3 • UDC 35-506 (e)(2) projection of streets to the northeast of project
- 4 • Collector road shares ROW of City Prop. 3 property at the southwesterly end of project tying into F.M.471/ Culebra road and will require approval from that department.

If I can be of further assistance to you please feel free to contact me.

Have a great day.

TW- 10/18

~~with~~ John Lallo will resubmit  
addressing 1-3 comments.

Will send note addressing  
#4 ... doesn't own property.

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department

**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department

**COPIES TO:** Ernest Brown, Planner II, Development Services Department

**SUBJECT:** Wind Gate at Kallison Ranch Master Development Plan

**DATE:** July 8, 2005

Wind Gate at Kallison Ranch is a proposed subdivision of 1230 single-family residential units and 65 multi-family residential units. Per UDC section 35-503 table 503-1 the Parks or Open Space requirement for single-family is 1 acre of parkland shall be set aside for every 70 single-family units and 1 acre of parkland shall be set aside for every 114 multi-family units. The required total acreage for this development is 18.2. Two areas of open space have been provided totaling 15.1 acres. According to UDC section 35-503(d)(2) only 50% of the requirement can be met through land dedicated in a floodplain, in this case 9 acres of credit is given. An additional 3.5 acres have been provided outside of the floodplain, thus bringing the total amount provided to 12.5 acres. As per a letter of intent provided by Moy Civil Engineers dated July 27, 2005, the remaining 5.7 acres will be met through credit earning improvements as allowed by the UDC.

I recommend approval of Wind Gate at Kallison Ranch Master Development Plan with the following conditions:

- The remaining 5.7 acres be met through credit earning improvements as stated in letter of intent
- Specific details be provided on credit items during platting stage
- Park/Open space be provided by second plat as per UDC §35-503(f)(2)

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

**Patricia Wallace**

---

**From:** Patricia Wallace  
**Sent:** Thursday, November 10, 2005 9:15 AM  
**To:** 'Kerry Koehler'; Michael Herrera; 'jlaro@moy-ce.com'  
**Cc:** Susan Spegar  
**Subject:** RE: Wind Gate @ Kallison Ranch - Proposed Loop Road

Kerry -- As we discussed November 1, the MDP is being approved because you do currently have access to the 60' of ROW which will allow you to build the adequate pavement width.

However, as we also discussed, a condition of this approval will be that the proper ROW for this road (70' per the UDC) be acquired as a condition of plat approval.

We will encourage Ms. Spegar to continue working with you to reconcile the ROW dedication issue so that you can proceed in a timely manner with your plat approval.

Your MDP approval letter should be available next week. You may want to contact Ms. Spegar directly regarding your proposed time lines for plat submittal.

Trish.

\*\*\*\*\*

*Trish Wallace, AICP  
City of San Antonio  
Development Services, MDP Division  
(210) 207-7207*

-----Original Message-----

**From:** Kerry Koehler [mailto:kkoehler@moy-ce.com]  
**Sent:** Thursday, November 10, 2005 7:53 AM  
**To:** Michael Herrera  
**Cc:** Patricia Wallace  
**Subject:** Wind Gate @ Kallison Ranch - Proposed Loop Road

Mike,

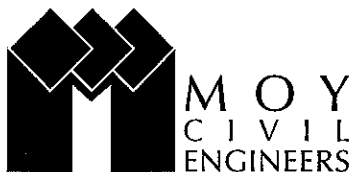
I've had no success in getting a hold of Ms. Susan Speger. At our November 1<sup>st</sup> Mtg, you indicated that you'd check with Ms. Speger in regards to the ROW dedication needed for the Collector proposed with Wind Gate @ Kallison Ranch. Please advise.

Thanks,

Kerry J. Koehler, P.E.  
Project Manager  
Moy Civil Engineers  
12770 Cimarron Path, Suite 100  
San Antonio, Texas 78249

Ph (210) 698-5051  
Fax (210) 698-5085

11/15/2005



DEV. SERVICES

2005 OCT 21 A 7:53

October 19, 2005

City of San Antonio  
Patricia Wallace  
1901 South Alamo  
P.O. Box 839966  
San Antonio, Texas 78283-3966

Re: Wind Gate at Kallison Ranch MDP  
Subject: Response to comments dated August 1, 2005

Ms. Wallace,

I am providing this written response to the above comments as per our telephone conversation on October 19, 2005. I have included a copy of the revised MDP along with this letter. I believe that we have satisfactorily addressed the concerns listed, with the exception of the following:

"Collector road shares ROW of City Prop. 3 property at the southwesterly end of the project tying into F.M. 471/Culebra road and will require approval from that department."

Both the Engineer and Developer have met with Ms. Susan Speger with regards to the Proposition 3 property and have attempted to resolve this issue. We are continuing to work with Ms. Speger to reach an amicable solution. However, this has proved to be a very timely delay in the approval of this Master Development Plan.

I am curious as to the request that we have received as to the requirement of securing commitment for Right-of-Way dedication from adjacent land owners. I am not aware of any other instance in which a Developer was REQUIRED to secure a right-of-way dedication for land that the Developer does not own. The standard procedure would be for the city to secure such dedications, from the owner of each respective tract of land, at the time that a request for a permit or utility connection is made.

A hand drawn exhibit which demonstrates the proposed R.O.W. with a 44 foot pavement section is enclosed. Please contact me with any questions at (210) 698-5051.

Thank you.

Sincerely,  
MOY CIVIL ENGINEERS

A handwritten signature in black ink, appearing to read 'John LaRo', enclosed within a simple oval border.

John LaRo  
Project Coordinator



**Patricia Wallace**

---

**To:** 'John LaRo'; Susan Spegar  
**Cc:** Michael Herrera; Richard Chamberlin  
**Subject:** RE: Wind Gate MDP

Mr. La Ro,

I've received your letter requesting approval of the Wind Gate at Kallison Ranch Master Development Plan (MDP). As you have stated, a portion of the collector system that would provide access to approximately 1,295 homes in the development is owned by another entity.

Development Approval staff would like to see this entirety of this collector system shown on this MDP. Without the guarantee of continuity of this collector, the homes in this development would be dependent upon a future connection through Kallison Ranch to an access point further south on Culebra. While this may be technically feasible, it seems it would be preferable for future residents both in this development, and within other portions of Kallison Ranch, to have two main access points to Culebra Road.

It was my understanding that the developer would be willing to build the entire collector system if he could gain legal rights to the ROW necessary for construction. I understand your intention to move forward with the project while waiting for the potential rights to the land not under the developer's ownership.

Staff would like to make one last request to get the entire collector system incorporated into this Master Development Plan rather than delaying the future building of the "missing section" to a later date, and possibly, to a separate entity. We think this is in the best interest of the future residents, and respectfully ask for one last attempt before proceeding with approval of the plan without this key connection.

\*\*\*\*\*  
*Trish Wallace, AICP*  
*City of San Antonio*  
*Development Services, MDP Division*  
*(210) 207-7207*

-----Original Message-----

**From:** Patricia Wallace  
**Sent:** Monday, October 24, 2005 5:37 PM  
**To:** 'John LaRo'  
**Cc:** Michael Herrera  
**Subject:** RE: Wind Gate MDP

Yes. I have received the update. I have not had a chance to speak with Michael Herrera yet, but will try to speak with him tomorrow regarding Wind Gate. The MDP Division is the last approval waiting, so hopefully we will have an answer for you in the next day or so.

\*\*\*\*\*  
*Trish Wallace, AICP*  
*City of San Antonio*  
*Development Services, MDP Division*  
*(210) 207-7207*

10/27/2005

## Ernest Brown

---

**From:** Ernest Brown  
**Sent:** Monday, June 13, 2005 11:47 AM  
**To:** 'kkoehler@moy-ce.com'  
**Cc:** Michael Herrera  
**Subject:** Wind Gate @ Kallison Ranch

Good morning Mr. Kochler,

The following are comments for MDP/MTP review of the above referenced project.

MDP/MTP does not recommend approval for the following reasons:

- UDC 35-B101, Show street circulation per RID # 12, annotate MDP boundaries
- UDC 35-506 (e)(2) projection of streets to the northeast of project
- Collector road shares ROW of City Prop. 3 property at the southwesterly end of project tying into F.M.471/ Culebra road and will require approval from that department.

If I can be of further assistance to you please feel free to contact me.

Have a great day.

## CITY OF SAN ANTONIO PLANNING DEPARTMENT

### Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hinds, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Wind Gate at Kallison Ranch MDP

Date: 6-27-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed project, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that archaeological sites have been previously identified within/nearby the above referenced property. The project area includes portions of **Culebra Creek**, an area known to contain significant prehistoric and historic archaeological sites. The property may contain other sites, some of which may be significant. Additionally, the property contains at least one historical architectural site. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at [www.c-tx-arch.org](http://www.c-tx-arch.org). The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. If part of the property was already investigated since April, 2005, it may be omitted and the report for the previous study may be submitted for that part. Law allows both the HPO and SHPO allowed 30 days from receipt for reviews.

If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation should be prepared and submitted to the HPO and SHPO for review. If no significant sites are found or upon reevaluation are found to not be significant, after the SHPO concurs, development may proceed throughout the property. Upon concurrence by the SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained from the CHPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any **federal agency** involvement or jurisdiction relating to

the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hinds, Archaeologist/Planner II

## Ernest Brown

---

**From:** Richard Chamberlin  
**Sent:** Wednesday, July 06, 2005 12:56 PM  
**To:** Ernest Brown; 'John LaRo'  
**Cc:** Michael Herrera; Sam Dent  
**Subject:** RE: Wind Gate at Kallison Ranch MDP

Hi John,

I reviewed this MDP for Streets this morning. I am e-mailing preliminary comments as a courtesy. Sam Dent still needs to review and provide full Street and Drainage comments.

Two notes to be added:

"Sidewalks will be installed in the public right-of-way per UDC Article 5, 35-506(q)"  
" All Intersections shall be provided with clear vision area per UDC Article 5, 35-506(d)(5)"

Please feel free to e-mail any questions. Thanks so much.

Richard Chamberlin, P.E.  
Streets Engineer  
Development Services Streets and Drainage  
1901 S. Alamo  
San Antonio, TX 78283  
210-207-5507  
rchamberlin@sanantonio.gov

-----Original Message-----

**From:** Ernest Brown  
**Sent:** Wednesday, July 06, 2005 12:30 PM  
**To:** 'John LaRo'  
**Cc:** Michael Herrera; Sam Dent; Richard Chamberlin  
**Subject:** RE: Wind Gate at Kallison Ranch MDP

Good afternoon John,

Neighborhoods normally do not respond to MDPs. Fire protection only respond at the plat level. Disability does not e-mail, however, they do send their comments to us. They disapproved requiring this note, "Sidewalks will be installed in the public right-of-way per UDC Article 5, Division 2, 35-506(q)", be placed on the plan.

This project will require Street and Drainage comments.

I hope this helped. If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----

**From:** John LaRo [mailto:jlaro@moy-ce.com]

7/6/2005

## Ernest Brown

---

**From:** Karen.Stahn@saws.org  
**Sent:** Wednesday, June 15, 2005 10:09 AM  
**To:** Ernest Brown  
**Cc:** kkoehler@moy-ce.com  
**Subject:** Wind Gate @ Kallison Ranch MDP Review- Recommend approval with conditions

Attached is the review for the above project by SAWS, Aquifer Protection & Evaluation Section. Recommend approval with conditions-Buffering of floodplain on project site.

Karen Stahn  
Resource Data Coordinator  
Aquifer Protection & Evaluation Section  
San Antonio Water System  
(210) 704-7306

SAWS  
conditions





INFRASTRUCTURE SERVICES DEPARTMENT  
PUBLIC WORKS DIVISION

233 N. Pecos La Trinidad, Suite 420  
San Antonio, Texas 78207-3188  
(210) 335-6700 • Fax (210) 335-6713

**MEMORANDUM**

DATE: August 3, 2005  
TO: Michael Herrera, Development Services MDP Division  
FROM: Bexar County Infrastructure Services Department  
SUBJECT: Wind Gate at Kallison Ranch Master Development Plan

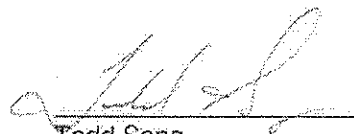
The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Wind Gate at Kallison Ranch Subdivision located north of FM 471 west of the Kallison Ranch Subdivision.

The proposed 369 acres of mixed use development is estimated to generate 12,199 average daily trips. These trips will be distributed to a collector section extending north of FM 471, through Wind Gate at Kallison Ranch and connecting to the Kallison Ranch loop road. The existing intersection of Wind Gate Parkway will be eliminated at FM 471 and will be redirected into Kallison Ranch to a collector, which extends south into FM 471.

The following improvements will be provided by the developer prior to completion of the Kallison Ranch Subdivision:

- The collector roadways within this subdivision will require a minimum of 70 feet right-of-way with four lanes. At intersections with internal driveways and roadways, a minimum of 86 feet right-of-way is required and 120 feet right-of-way will be required at FM 471 to accommodate the necessary turn lanes.
- All Access from FM 471 will require auxiliary lanes for turning movements into the Wind Gate at Kallison Ranch Subdivision as per TxDOT design standards.
- Traffic signals and all-way stops recommended in the TIA shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

  
Todd Sang  
Civil Engineer Assistant

**Ernest Brown**

---

**From:** Susan Spegar  
**Sent:** Monday, June 13, 2005 2:54 PM  
**To:** Ernest Brown  
**Cc:** Scott Stover  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

It is a strong second. We do own the fee simple title but the developer has the executive right to have access to the property. Since the easement is the executive right (and far superior to just the fee ownership) then the developer needs to build the entire street section since he needs it for his development. Parks just need the access. The developer was rather unpleasant with his dealings parks and started to build the entire street profile. When did he change his mind? It looks like he is looking for a way to avoid the street construction of the entire street section. I don't see how he can given that he is putting the traffic load there to support the development. Doesn't traffic have any input on this?

*Susan Spegar, ASLA*  
 Special Project Manager  
 Proposition Three Special Projects Office  
 210.207.2815  
 210.207.7457 fax

**From:** Ernest Brown  
**Sent:** Monday, June 13, 2005 2:25 PM  
**To:** Scott Stover; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

I understand. I'll take this response from P&R as an objection to the applicants project and 2nd by Ms. Spegar.

-----Original Message-----

**From:** Scott Stover  
**Sent:** Monday, June 13, 2005 2:13 PM  
**To:** Ernest Brown; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** Wind Gate @ Kallison Ranch MDP Review  
**Importance:** High

Ernest.

I have reviewed the application by Moy Civil Engineers for the project in question (MDP#669), dated April 25, 2005, which I received a copy from Susan Spegar. The developer is intending on utilizing a portion of a 70 foot ROW through park property in order to access his development. To my understanding, the developer is only intending on building half the roadway profile, leaving the other half to our Department (or others). Our Department has no intention or need to build a roadway of the size and specifications to serve a community development. Our access to our park property is simply for maintenance vehicles and a gravel road is all we need. I believe the developer should be held accountable and be required to build the entire roadway profile for which will serve his development according to the development codes, in this particular segment of the proposed development.

6/13/2005

Should you have any questions on this matter, please contact me.  
Thank you.

**Scott E. Stover, ASLA**

Park Projects Manager

Park Project Services Division

Parks and Recreation Department

City of San Antonio

210.207.2872 (phone) / 210.207.2720 (fax)

[ssstover@sanantonio.gov](mailto:ssstover@sanantonio.gov) (email)

*"Parks are more than scenery, they are social spaces for people to come together for the single purpose of enjoyment...and to provide the feeling of relief experienced by those entering them, an escaping from the cramped, confined, and controlling circumstances of the streets of a town."*

*Frederick Law Olmsted, 1871*

*The Father of Landscape Architecture*

**Ernest Brown**

---

**From:** Susan Spegar  
**Sent:** Monday, June 13, 2005 2:54 PM  
**To:** Ernest Brown  
**Cc:** Scott Stover  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

It is a strong second. We do own the fee simple title but the developer has the executive right to have access to the property. Since the easement is the executive right (and far superior to just the fee ownership) then the developer needs to build the entire street section since he needs it for his development. Parks just need the access. The developer was rather unpleasant with his dealings parks and started to build the entire street profile. When did he change his mind? It looks like he is looking for a way to avoid the street construction of the entire street section. I don't see how he can given that he is putting the traffic load there to support the development. Doesn't traffic have any input on this?

*Susan Spegar, ASLA*  
 Special Project Manager  
 Proposition Three Special Projects Office  
 210.207.2815  
 210.207.7457 fax

**From:** Ernest Brown  
**Sent:** Monday, June 13, 2005 2:25 PM  
**To:** Scott Stover; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

I understand. I'll take this response from P&R as an objection to the applicants project and 2nd by Ms. Spegar.

-----Original Message-----

**From:** Scott Stover  
**Sent:** Monday, June 13, 2005 2:13 PM  
**To:** Ernest Brown; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** Wind Gate @ Kallison Ranch MDP Review  
**Importance:** High

Ernest.

I have reviewed the application by Moy Civil Engineers for the project in question (MDP#669), dated April 25, 2005, which I received a copy from Susan Spegar. The developer is intending on utilizing a portion of a 70 foot ROW through park property in order to access his development. To my understanding, the developer is only intending on building half the roadway profile, leaving the other half to our Department (or others). Our Department has no intention or need to build a roadway of the size and specifications to serve a community development. Our access to our park property is simply for maintenance vehicles and a gravel road is all we need. I believe the developer should be held accountable and be required to build the entire roadway profile for which will serve his development according to the development codes, in this particular segment of the proposed development.

6/13/2005

Should you have any questions on this matter, please contact me.  
Thank you.

**Scott E. Stover, ASLA**

Park Projects Manager

Park Project Services Division

Parks and Recreation Department

City of San Antonio

210.207.2872 (phone) / 210.207.2720 (fax)

[ssstover@sanantonio.gov](mailto:ssstover@sanantonio.gov) (email)

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*Frederick Law Olmsted, 1871*

*The Father of Landscape Architecture*

## Ernest Brown

---

**From:** Michael Herrera  
**Sent:** Thursday, May 12, 2005 11:58 AM  
**To:** Ernest Brown  
**Subject:** FW: Yes! MDP

Ernest please get with Dustin and make sure Susan Spager gets a copy.

thanks

**Michael O. Herrera**  
*Special Projects Coordinator*  
Development Services Department  
Master Development Plan  
mherrera@sanantonio.gov

-----Original Message-----

**From:** Susan Spegar  
**Sent:** Thursday, May 12, 2005 10:16 AM  
**To:** Michael Herrera  
**Subject:** RE: Yes! MDP

Mike:

I have conflicting meetings all morning and cannot attend. A you know I am very interested in Wind Gate Ranch. Can you send me a copy of the MDP via bin mail?  
I would appreciate it. Thanks.

Susan

*Susan Spegar, ASLA*  
Special Project Manager  
Proposition Three Special Projects Office  
210.207.2815  
210.207.7457 fax

-----Original Message-----

**From:** Michael Herrera  
**Sent:** Thursday, May 12, 2005 7:33 AM  
**To:** Roderick Sanchez; Robert Lombrano; Ernest Brown; Richard De La Cruz; Sam Dent; Edward Guzman; John Jacks; Mark C. Bird; John McDonald; Arturo Villarreal; Mark MacDonald; Emil Moncivais; Jesus Garza; Ann McGlone; Kay Hindes; Adrian Lopez; Melissa Ramirez; Richard L. Milk; 'eddie.metz@somerset.k12.tx.us'; 'elbarrow@cps-sabx.com'; Jason Cosby; 'kschubert@saws.org'; 'jmireles@saws.org'; 'lfreeman@saws.org'; 'rhinojosa@cps-sabx.com'; Christopher Looney; Patricia Wallace; 'cdelacruz@co.bexar.tx.us'; 'Karen.Stahn@saws.org'; 'Bill Peters (E-mail)'; 'BAWilliams@cps-sabx.com'; 'BDRocha@cps-sabx.com'; 'sdle@cps-sabx.com'; 'jdstallings@cps-sabx.com'; 'tsang@bexar.org'; Dustin Finley; 'Kftaiti@cps-sabx.com'; Marc Courchesne; 'manjiri.akalkotkar@viainfo.net'; 'jgangawer@judson.k12.tx.us'; Roland Trevino; Richard Chamberlin; Donna Schueling; Abigail Kinnison; William Thorpe; Debbie Reid; 'michelle.perales@viainfo.net'  
**Cc:** Carroll Schubert; Susan Spegar; 'Terry L. Smith (E-mail)'; Council Aide District 8; 'ahartman@sacu.com'; 'amyehart@juno.com'; 'cecilia@prioritygroup.info'; 'bkeller@devtex.net'; Janice Pokrant; 'Francine.Romero@utsa.edu'  
**Subject:** Yes! MDP  
<< File: May 13, 2005.rtf >>

**Michael O. Herrera**  
*Special Projects Coordinator*  
Development Services Department

Master Development Plan  
mherrera@sanantonio.gov



DATE: 06/14/05

SIGN IN MASTER DEVELOPMENT PLAN MEETING

WIND GATE RANCH @ COLLISION

TOPIC CONSTRUCTION OF 70' collector

NAME	ADDRESS/PHONE NO.
1. E. BROWN	207-7207
2. Kathleen Buckalew	207-6981
3. Andrew MARTIN	207-8948
4. ROBERT L. LOMBRANO	207-5014
5. MICHAEL D. HERBERT	207-7038
6. RICHARD CHAMBERLIN	207-5507
7. SAM DENT	207-0113
8. Susan Speyer	207-2815
9. [Signature]	207-0280
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	

**Ernest Brown**

---

**From:** Michael Herrera  
**Sent:** Tuesday, June 14, 2005 9:21 AM  
**To:** Ernest Brown  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

In house, Andy Martin, Rod ,Flo, Susan, Scott, Jason Cosby, Sam Dent , Richard Chamberlin, You , Me.

**Michael O. Herrera**  
*Special Projects Coordinator*  
Development Services Department  
Master Development Plan  
mherrera@sanantonio.gov

-----Original Message-----

**From:** Ernest Brown  
**Sent:** Tuesday, June 14, 2005 8:08 AM  
**To:** Michael Herrera  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

In house meeting? and any additional people?

-----Original Message-----

**From:** Michael Herrera  
**Sent:** Tuesday, June 14, 2005 7:26 AM  
**To:** Ernest Brown  
**Subject:** FW: Wind Gate @ Kallison Ranch MDP Review  
**Importance:** High

Ernest set meeting up for today.

**Michael O. Herrera**  
*Special Projects Coordinator*  
Development Services Department  
Master Development Plan  
mherrera@sanantonio.gov

-----Original Message-----

**From:** Roderick Sanchez  
**Sent:** Monday, June 13, 2005 5:05 PM  
**To:** Michael Herrera  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

We probably need to review tomorrow.

6/14/2005

**Roderick J. Sanchez, AICP**  
**Development Services**

-----Original Message-----

**From:** Michael Herrera  
**Sent:** Monday, June 13, 2005 2:32 PM  
**To:** Roderick Sanchez  
**Cc:** Florencio Pena; Jason Cosby  
**Subject:** FW: Wind Gate @ Kallison Ranch MDP Review  
**Importance:** High

FYI

-----Original Message-----

**From:** Ernest Brown  
**Sent:** Monday, June 13, 2005 2:25 PM  
**To:** Scott Stover; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** RE: Wind Gate @ Kallison Ranch MDP Review

I understand. I'll take this response from P&R as an objection to the applicants project and 2nd by Ms. Spegar.

-----Original Message-----

**From:** Scott Stover  
**Sent:** Monday, June 13, 2005 2:13 PM  
**To:** Ernest Brown; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** Wind Gate @ Kallison Ranch MDP Review  
**Importance:** High

Ernest.

I have reviewed the application by Moy Civil Engineers for the project in question (MDP#669), dated April 25, 2005, which I received a copy from Susan Spegar. The developer is intending on utilizing a portion of a 70 foot ROW through park property in order to access his development. To my understanding, the developer is only intending on building half the roadway profile, leaving the other half to our Department (or others). Our Department has no intention or need to build a roadway of the size and specifications to serve a community development. Our access to our park property is simply for maintenance vehicles and a gravel road is all we need. I believe the developer should be held accountable and be required to build the entire roadway profile for which will serve his development according to the development codes, in this particular segment of the proposed development.

Should you have any questions on this matter, please contact me.  
Thank you.

**Scott E. Stover, ASLA**

Park Projects Manager  
Park Project Services Division  
Parks and Recreation Department  
City of San Antonio  
210.207.2872 (phone) / 210.207.2720 (fax)  
[sslover@sanantonio.gov](mailto:sslover@sanantonio.gov) (email)

*"Parks are more than scenery, they are social spaces for people to come together for the single purpose of enjoyment...and to provide the feeling of relief experienced by those entering them, an escaping from the cramped, confined, and controlling circumstances of the streets of a town."*

## Ernest Brown

---

**From:** tsang@bexar.org  
**Sent:** Wednesday, August 03, 2005 3:25 PM  
**To:** Ernest Brown; kkoehler@moy-ce.com  
**Cc:** Michael Herrera  
**Subject:** Windgate at Kallison Ranch \*\*Approval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

**Ernest Brown**

---

**From:** tsang@bexar.org  
**Sent:** Tuesday, July 05, 2005 1:06 PM  
**To:** Ernest Brown; kkoehler@moy-ce.com; jlaro@moy-ce.com  
**Cc:** Michael Herrera  
**Subject:** Windgate @ Kallison \*\*Disapproval\*\*

*Todd Sang  
Civil Engineer Assistant  
Bexar County, Infrastructure Services Dept.  
233 N. Pecos La Trinidad, Ste. 420  
San Antonio, TX 78207  
(210) 335-6649*

**Ernest Brown**

---

**From:** Scott Stover  
**Sent:** Monday, June 13, 2005 2:13 PM  
**To:** Ernest Brown; Susan Spegar  
**Cc:** Michael Herrera  
**Subject:** Wind Gate @ Kallison Ranch MDP Review  
**Importance:** High

Ernest.

I have reviewed the application by Moy Civil Engineers for the project in question (MDP#669), dated April 25, 2005, which I received a copy from Susan Spegar. The developer is intending on utilizing a portion of a 70 foot ROW through park property in order to access his development. To my understanding, the developer is only intending on building half the roadway profile, leaving the other half to our Department (or others). Our Department has no intention or need to build a roadway of the size and specifications to serve a community development. Our access to our park property is simply for maintenance vehicles and a gravel road is all we need. I believe the developer should be held accountable and be required to build the entire roadway profile for which will serve his development according to the development codes, in this particular segment of the proposed development.

Should you have any questions on this matter, please contact me.  
Thank you.

**Scott E. Stover, ASLA**

Park Projects Manager  
Park Project Services Division  
Parks and Recreation Department  
City of San Antonio  
210.207.2872 (phone) / 210.207.2720 (fax)  
[sslover@sanantonio.gov](mailto:sslover@sanantonio.gov) (email)

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Frederick Law Olmsted, 1871  
The Father of Landscape Architecture

**CITY OF SAN ANTONIO**  
**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Chris Yanez, Acting Parks Planner, Parks and Recreation Department  
**COPIES TO:** Ernest Brown  
**SUBJECT:** Windgate at Kallison Ranch Subdivision

**DATE:** May 13, 2005

I do not recommend approval of the Windgate at Kallison Ranch Subdivision Master Development Plan.

Windgate at Kallison Ranch is a proposed subdivision of 1295 residential units. Per UDC section 35-503, table 503-1 the required Parks or Open Space requirement states 1 acre of parkland shall be set aside for every 70 units. The required acreage for this development is 18.5 acres. The allotted space is only 3.45 acres. Also, the allotted space does not meet the minimum 100 foot width requirement as stated in UDC section 35-503(c)(3).

Chris Yanez  
Acting Parks Planner  
Parks and Recreation Department



## **Ernest Brown**

---

**From:** Chris Yanez  
**Sent:** Friday, May 13, 2005 11:38 AM  
**To:** Michael Herrera  
**Cc:** Ernest Brown  
**Subject:** Windgate @ Kallison Ranch MDP

**Chris Yanez**  
**Architect Assistant**  
Parks and Recreation  
Park Project Services  
Phone:210-207-4091  
Fax:210-207-2720

**CITY OF SAN ANTONIO**

**PARKS AND RECREATION DEPARTMENT**

**Interdepartment Correspondence Sheet**

**TO:** Michael Herrera, Special Projects Coordinator, Development Services Department  
**FROM:** Ismael B. Segovia, Planner II, Parks and Recreation Department  
**COPIES TO:** Ernest Brown, Planner II, Development Services Department  
**SUBJECT:** Windgate at Kallison Ranch Subdivision

**DATE:** June 29, 2005

I do not recommend approval of the Windgate at Kallison Ranch Subdivision Master Development Plan.

Windgate at Kallison Ranch is a proposed subdivision of 1230 single-family residential units and 65 multi-family residential units. Per UDC section 35-503, table 503-1 the required Parks or Open Space requirement states 1 acre of parkland shall be set-aside for every 70 single-family units and 1 acre of parkland shall be set-aside for every 114 multi-family units. The required total acreage for this development is 18.2 acres. The allotted space is only 3.45 acres, thus 14.75 acres still missing.

Ismael B. Segovia, M.A.  
Planner II  
Parks and Recreation Department

## **Ernest Brown**

---

**From:** Ismael Segovia  
**Sent:** Tuesday, July 05, 2005 10:25 AM  
**To:** 'kkoehler@moy-ce.com'  
**Cc:** Michael Herrera; Ernest Brown  
**Subject:** Windgate at Kallison Ranch MDP

Total required park/open space is 18.2 acres. 3.45 acres has been allotted, thus still leaving 14.75 acres missing. If you have any questions, please feel free to contact me. Thank you.



MDP Windgate at  
Kallison Ranch...

**Ismael B. Segovia, M.A.**  
**Planner II**  
**City of San Antonio**  
**Parks Project Services**

**Office: 210-207-2886**  
**Fax: 210-207-2720**  
PO Box 839966  
506 Dolorosa, Ste. 103  
San Antonio, Texas 78283

## Ernest Brown

---

**From:** Christopher Looney  
**Sent:** Wednesday, June 08, 2005 2:31 PM  
**To:** 'kkoehler@moy-ce.com'  
**Cc:** Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera  
**Subject:** Wind Gate at Kallison Ranch MDP

Wind Gate at Kallison Ranch MDP

**Zoning: Approved**  
**Property is located outside the City Limits.**

*Christopher Looney*  
*Senior Planner*  
*City of San Antonio, Development Services*

## Ernest Brown

---

**From:** Mark C. Bird  
**Sent:** Friday, May 06, 2005 9:49 AM  
**To:** 'kkoehler@moy-ce.com'  
**Cc:** Ernest Brown; Michael Herrera; Debbie Reid  
**Subject:** Wind Gate @ Kallison tree aprvl



WIND GATE @  
LLISON RANCH MDI

## Ernest Brown

---

**From:** Abigail Kinnison  
**Sent:** Wednesday, July 20, 2005 10:39 AM  
**To:** 'John LaRo'  
**Cc:** Michael Herrera; Ernest Brown; Christina De La Cruz  
**Subject:** RE: Wind Gate At Kallison Ranch MDP

John,

Based on Mr. Herrera's email, it is my understanding that no recommendation is needed from me. But just for the record, please accept this email as documentation. Please contact me should you need something further.

I recommend approval

Comments:

Wind Gate at Kallison Ranch MDP was received prior to the effective date of Ordinance 100741, therefore bicycle facilities are not required.

Abigail Kinnison, AICP  
Bicycle and Pedestrian Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

-----Original Message-----

**From:** John LaRo [mailto:jlaro@moy-ce.com]  
**Sent:** Wednesday, July 20, 2005 9:41 AM  
**To:** Abigail Kinnison  
**Subject:** Wind Gate At Kallison Ranch MDP

Abigail,

I understand from the Project Manager, Kerry Koehler, that in a recent meeting with Mike Herrera they discussed the applicability of the Bicycle ordinance for this project. Also, a recent email from Mr. Herrera indicated these requirements would not apply in this instance. Please let me know what can be done to get the MDP review approval from your department. Thank you.

**Moy Civil Engineers**  
John LaRo  
Project Coordination  
12770 Cimarron Path, Suite 100  
San Antonio, Texas 78249  
(210) 698-5051  
(210) 698-5085 fax  
[jlaro@moy-ce.com](mailto:jlaro@moy-ce.com)

**Ernest Brown**

---

**From:** Abigail Kinnison  
**Sent:** Tuesday, June 21, 2005 2:11 PM  
**To:** 'jlaro@moy-ce.com'  
**Cc:** Ernest Brown  
**Subject:** FW: Wind Gate at Kallison Ranch

John,

Please find original email below with my comments. Also attached is the Bicycle Master Plan Ordinance and additional language from the UDC and street sections depicting bicycle paths and lanes, required for collectors and arterials, as discussed on the phone.

Please feel free to contact me should you have any additional questions.

Abigail

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Friday, May 20, 2005 3:40 PM  
**To:** Michael Herrera; 'kkoehler@moy-ce.com'  
**Cc:** Robert Lombrano; Ernest Brown; William Thorpe  
**Subject:** Wind Gate at Kallison Ranch

**Wind Gate at Kallison Gate**  
received DSD May 2, 2005

I do NOT recommend approval.

Comments:

- Proposed roadways do not reference specific roadway classification, therefore it is not possible to assess UDC compliance for required bicycle facilities.
- Additional detail is requested.

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX



AN ORDINANCE 100741

ADOPTING A CITY-WIDE BICYCLE FACILITIES MASTER  
PLAN IN ACCORDANCE WITH THE 1997 CITY MASTER PLAN.

\* \* \* \* \*

WHEREAS, the city's 1997 City Master Plan required the creation of a city-wide Bicycle Master Plan to create an efficient region wide bicycle network as well as also prioritizing where additional bicycle facilities would be most appropriate in an effort to create an integrated multi-modal transportation infrastructure for the city; and

WHEREAS, after input from local agencies and city departments along with recommendations from the Bicycle Mobility Advisory Committee, the Bicycle Master Plan was created and given approval by the Planning Commission on April 7, 2005; and

WHEREAS, the Bicycle Master Plan will enable further advancement in the creation of a multi-modal transportation infrastructure for San Antonio; **NOW THEREFORE,**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SAN ANTONIO:**

**SECTION 1.** The Bicycle Master Plan as attached as "Attachment A" is adopted in accordance with the 1997 City Master Plan.

**SECTION 2.** This ordinance shall become effective May 1, 2005.

**PASSED AND APPROVED** this 21st day of April 2005.

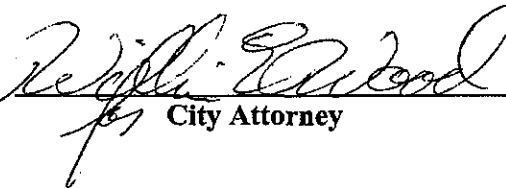


MAYOR  
EDWARD D. GARZA

ATTEST:

  
City Clerk

APPROVED AS TO FORM:

  
City Attorney

# Agenda Voting Results

**Name:** 32.

**Date:** 04/21/05

**Time:** 02:38:49 PM

**Vote Type:** Multiple selection

**Description:** An Ordinance adopting a city-wide Bicycle Facilities Master Plan in accordance with the 1997 City Master Plan. [Presented by Thomas G. Wendorf, Director, Public Works; Melissa Byrne Vossmer, Assistant City Manager]

Voter	Group	Status	Yes	No	Abstain
ROGER O. FLORES	DISTRICT 1		x		
JOEL WILLIAMS	DISTRICT 2	Not present			
RON H. SEGOVIA	DISTRICT 3		x		
RICHARD PEREZ	DISTRICT 4		x		
PATTI RADLE	DISTRICT 5		x		
ENRIQUE M. BARRERA	DISTRICT 6		x		
JULIAN CASTRO	DISTRICT 7		x		
ART A. HALL	DISTRICT 8		x		
CARROLL SCHUBERT	DISTRICT 9		x		
CHIP HAASS	DISTRICT_10	Not present			
MAYOR ED GARZA	MAYOR	Not present			

**Ernest Brown**

---

**From:** Abigail Kinnison  
**Sent:** Tuesday, June 21, 2005 2:11 PM  
**To:** 'jlaro@moy-ce.com'  
**Cc:** Ernest Brown  
**Subject:** FW: Wind Gate at Kallison Ranch

John,

Please find original email below with my comments. Also attached is the Bicycle Master Plan Ordinance and additional language from the UDC and street sections depicting bicycle paths and lanes, required for collectors and arterials, as discussed on the phone.

Please feel free to contact me should you have any additional questions.

Abigail

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

-----Original Message-----

**From:** Abigail Kinnison  
**Sent:** Friday, May 20, 2005 3:40 PM  
**To:** Michael Herrera; 'kkoehler@moy-ce.com'  
**Cc:** Robert Lombrano; Ernest Brown; William Thorpe  
**Subject:** Wind Gate at Kallison Ranch

**Wind Gate at Kallison Gate**  
received DSD May 2, 2005

I do NOT recommend approval.

Comments:

- Proposed roadways do not reference specific roadway classification, therefore it is not possible to assess UDC compliance for required bicycle facilities.
- Additional detail is requested.

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

Bike

**Ernest Brown**

**From:** Michael Herrera  
**Sent:** Friday, July 15, 2005 10:45 AM  
**To:** 'John LaRo'; Ernest Brown  
**Cc:** Kerry Koehler; Abigail Kinnison  
**Subject:** RE: Wind Gate at Kallison Ranch

John, as stated in your email regarding the nature of the requirements for subject project. The submittal date was prior to the May 1, 2005 bike ordinance. Therefore the Bike ordinance does not apply.

**Michael O. Herrera**  
*Special Projects Coordinator*  
Development Services Department  
Master Development Plan  
mherrera@sanantonio.gov

-----Original Message-----

**From:** John LaRo [mailto:jlaro@moy-ce.com]  
**Sent:** Friday, July 15, 2005 9:43 AM  
**To:** Michael Herrera; Ernest Brown  
**Cc:** Kerry Koehler  
**Subject:** Wind Gate at Kallison Ranch

Mr. Herrera,

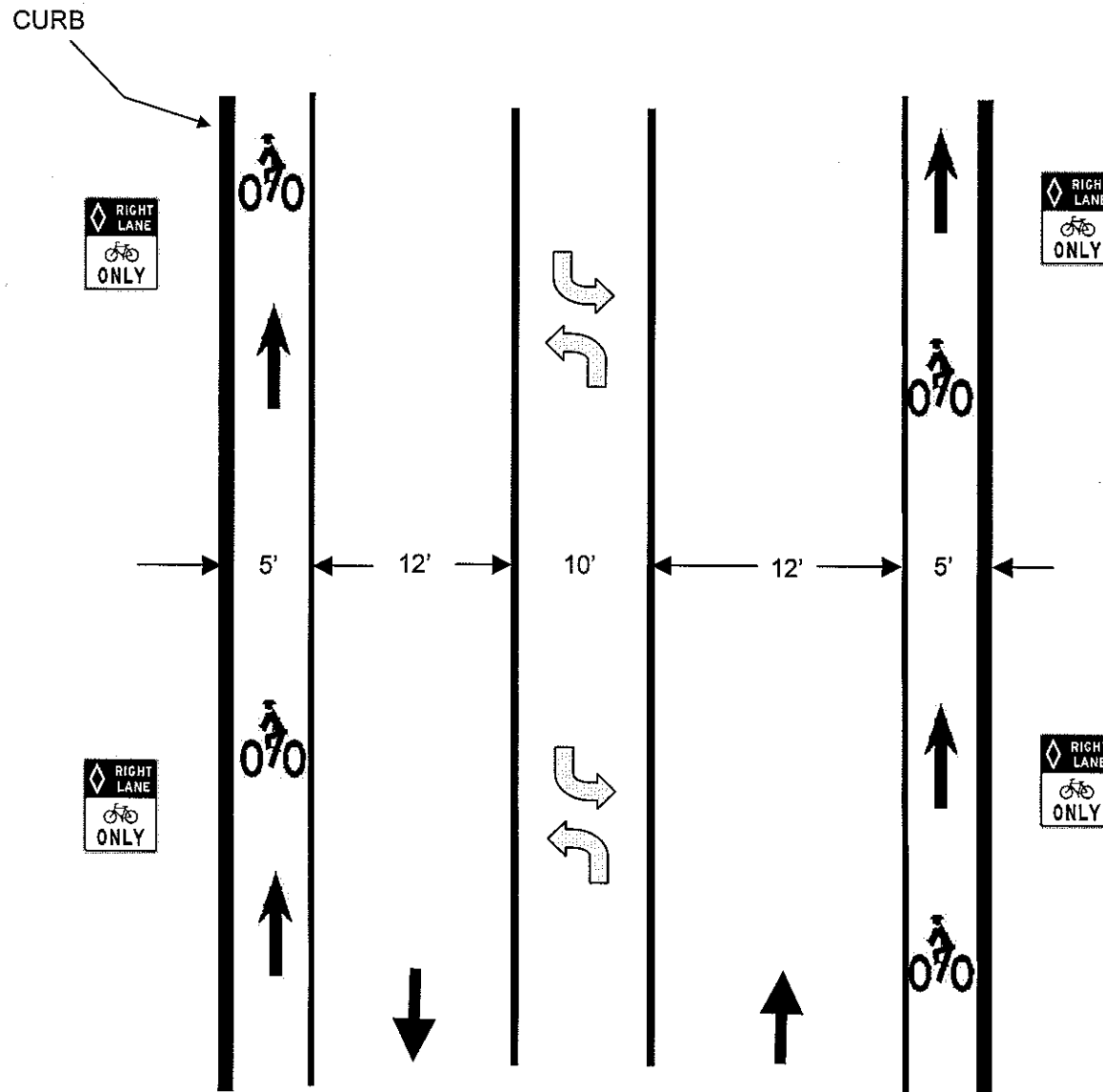
I understand from Kerry Koehler that the issue regarding the applicability of the Bicycle Master Plan and the associated ordinance, as regards this project, was recently discussed and it was determined that this MDP would not be subject to said ordinance or requirements. This is based on the fact that the project in question was submitted prior to the date the ordinance took effect. I am updating the status of this MDP in our system and I would like to verify that my understanding of this situation is accurate. Please verify the veracity of the above statements and provide any comments or corrections.

Thank you.

**Moy Civil Engineers**  
John LaRo  
Project Coordination  
12770 Cimarron Path, Suite 100  
San Antonio, Texas 78249  
(210) 698-5051  
(210) 698-5085 fax  
jlaro@moy-ce.com

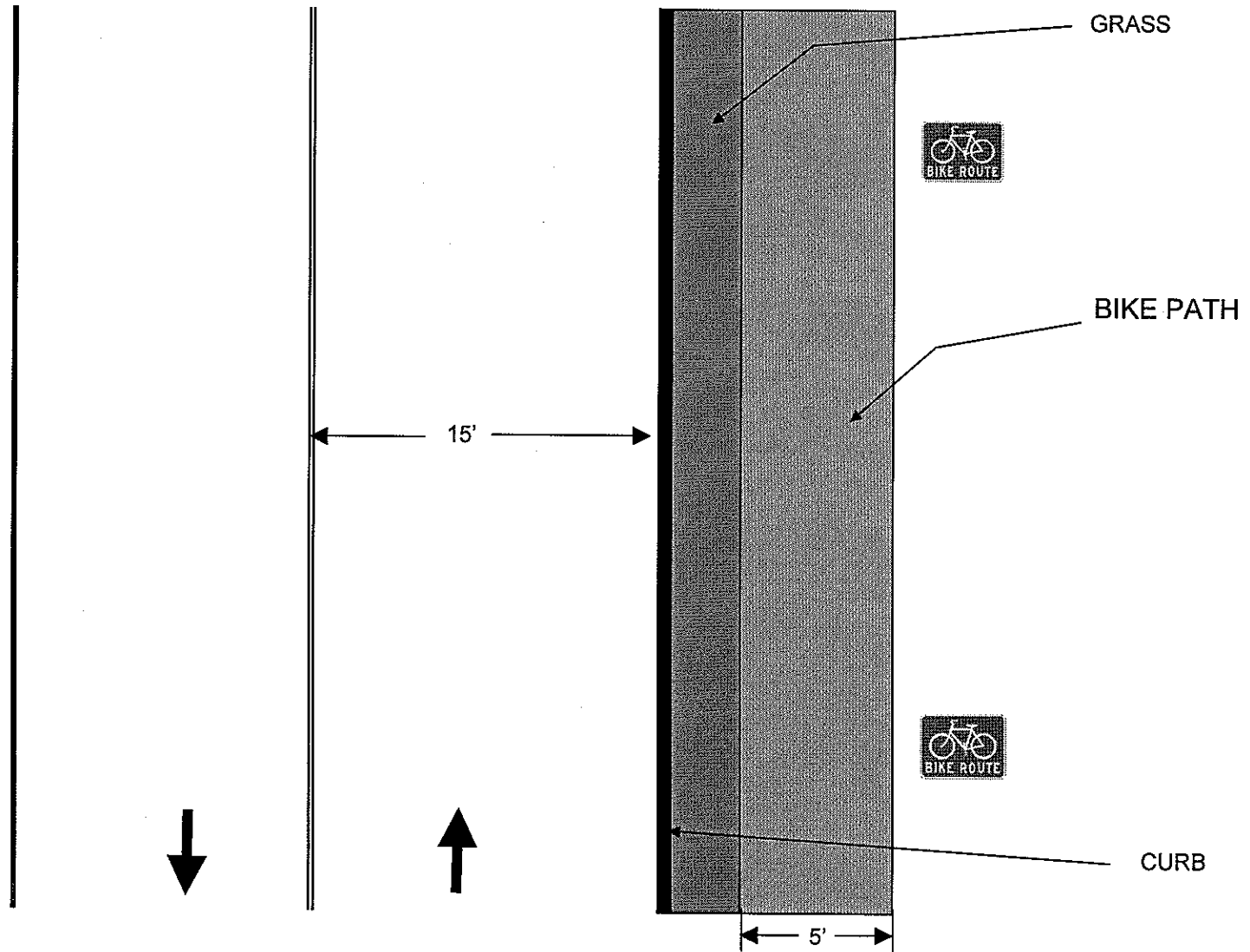
7/15/2005

# BIKE LANE



Sign spacing is approximately every 500 feet.

## OFF-ROAD BIKE PATH



Sign spacing is approximately every 500 feet.

35-506(d) continued

**Table 506-3**  
**Conventional Street Design Standards**

Street Type	Marginal Access	Alley	Access to Conservation Subdivision	Local Type A	Local Type B	Collector	Secondary Arterial <sup>1</sup>	Primary Arterial <sup>2</sup>
ROW (min.) <sup>a</sup>	36'	24'	36' 34'	50'	60'	70'	86'	120'
Pavement Width <sup>a</sup>	26'	18-24'	24' <sup>1</sup>	28'	40'	44'	48'	72-48'
Grade (max.) <sup>3</sup>	12%	12%	12%	12%	12%	7%	5%	5%
Grade (min.) <sup>4</sup>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
"K" Crest Curve	30	NR	30	30	30	55	70	70
"K" Sag Curve	35	NR	35	35	35	55	60	60
Centerline Radius (min.)	100'	50'	100'	100'	100'	400'	700'	1,200'
Stopping Sight Distance	75'	75'	75'	110'	150'	200'	300'	300'
Curb	No	No	No	Yes	Yes	Yes	Yes	Yes
Median	NR	NR	NR	NR	NR	NR	14' min.	14' min.
Sidewalk Width (see subsection (q)(5))	NR	No	4'/6' One Side Only	4'	4'/6'	4'/6'	4'/6'	4'/6'
Bike Facilities <sup>5</sup>	NR	NR	NR	Nr	NR	City Option <sup>5</sup>	Yes Path <sup>5</sup>	Yes Path <sup>5</sup>
Streetscape Planting	NR	No	NR	NR	NR	Yes	Yes	Yes
Planting Strips	NR	NR	NR	NR	2' Min.	2' Min.	2' Min	2' Min.

<sup>5</sup> Bike path and sidewalks can be combined. See Section 35-506(4)

Page 5-67

<sup>6</sup> When designated on Bicycle Master Plan as approved by City Council.

## 35-506(d) continued

(Ord. No. 96564 § 3; Ord. No. 97568 § 2; Ord. No. 98696 § 1; Ord. No. 98697 § 1)

**Table 506-4**  
**Traditional Street Design Standards**

Street Type	Trail	Alley	Lane	Local	Avenue	Main Street	Boulevard	Parkway
ROW (min.)	14'	20'	38'	48'	82'	58'	124'	86'
Pavement Width <sup>1</sup>	8'-14'	10'-12'	16'-18'	22'-27'	27'-48'	28'-36'	44'-70'	44'+
Grade (max.)	10%	10%	10%	10%	7%	7%	7%	5%
Grade (min.) <sup>4</sup>	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%	0.5%
"K" Crest Curve	NR	NR	30	30	55	55	55	70
"K" Sag Curve	NR	NR	35	35	55	55	55	60
Curb Radius	N/A	15'	15'	15'	25'	15'	25'	25'
Centerline Radius <sup>2</sup>	95'	50'	90'	90'	250'	600'	500'	1,000'
Stopping Sight Distance	75'	75'	110	110'	150'	N/A	300'	300'
Intersection Sight Distance	15'	15'	15'	25'	75'	N/A	150'	150'
Curb	No	No	Yes	Yes	Yes	Yes	Yes	No
Median	N/A	N/A	N/A	N/A	14' in.	N/A	14' min.	14' min.
Sidewalk Width (see subsection (g)(5))	N/A	No	4'/6'	4'/6'	4'/6'	4'/6'	4'/6'	4'/6'
Bike Facilities <sup>3</sup>	N/A	N/A	No	No	Yes Path	City Option	Yes Path	Yes Path
Streetscape Planting	Yes	No	Yes	Yes	Yes	Yes	Yes	Yes
Planting Strips	N/A	N/A	6'	6'	6'	City Option	6-11'	7-20'

<sup>3</sup> Bike path and sidewalks can be combined. See section 35-506(4).



## Figure 506-2

**(4) Bicycle Facilities**

When identified on the City Council approved Bike Facilities Master Plan the following will apply. Required Collector/Main Streets will include bike lanes or bike paths. Bicycle facilities along Arterial / Avenue / Boulevard / Parkway Streets shall be located separate from the pavement section. The bicycle facility, at least 5 feet in width and constructed of an all weather surface on one side of the street, shall be provided between the curb and the right-of-way line or the sidewalks can be constructed at least 8-foot in width on one side of the street to accommodate both pedestrian and bicycle traffic. If separate bicycle facilities cannot be provided, such as along existing collector and arterial streets of sufficient width, bicycle lanes, located within the pavement section, shall be a minimum of 5 feet wide (excluding curb and drain inlets), and shall be signed, striped and marked for bicycle use. Bike paths, when required within the City limits, may be constructed with development of the abutting property at the time building permit acquired.

## Ernest Brown

---

**From:** Abigail Kinnison  
**Sent:** Friday, May 20, 2005 3:40 PM  
**To:** Michael Herrera; 'kkoehler@moy-ce.com'  
**Cc:** Robert Lombrano; Ernest Brown; William Thorpe  
**Subject:** Wind Gate at Kallison Ranch

### Wind Gate at Kallison Gate received DSD May 2, 2005

I do NOT recommend approval.

#### Comments:

- Proposed roadways do not reference specific roadway classification, therefore it is not possible to assess UDC compliance for required bicycle facilities.
- Additional detail is requested.

Abigail Kinnison, AICP  
Special Projects Coordinator  
Department of Public Works  
City of San Antonio  
(210) 207-3971  
(210) 207-4034 FAX

## Ernest Brown

---

**From:** Veronica Barefield  
**Sent:** Tuesday, May 24, 2005 8:00 AM  
**To:** 'kkoehler@moy-ce.com'  
**Cc:** Ernest Brown; Sam Dent; Richard Carrizales; Michael Herrera  
**Subject:** Wind Gate @ Kallison Ranch MDP - Approved



WindGate@Kallison  
Ranch.PDF

*Veronica R. Barefield, EIT, C.F.M*  
*Senior Engineering Associate*  
**City of San Antonio**  
**PO Box 839966**  
**San Antonio, Texas 78283**

*vbarefield@sanantonio.gov*  
*210-207-8052*

# City of San Antonio

## Interdepartmental Correspondence Sheet

**TO:** kkoehler@moy-ce.com

---

**FROM:** Veronica Barefield

---

**COPIES TO:** Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales,  
Michael Herrera, Ernest Brown

---

**SUBJECT:** Wind Gate @ Kallison Ranch MDP

---

Leon Creek Watershed

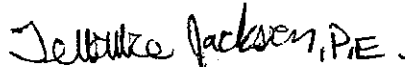
May 20, 2005

Storm Water has reviewed your submittal dated May5, 2005 and has no further comments. This MDP may  
be APPROVED.

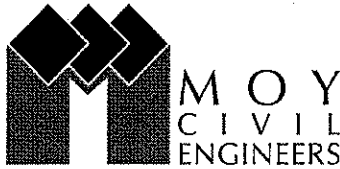
Should you have any question please call me at 207-8052.



Veronica Barefield, EIT, C.F.M.  
Sr. Engineering Associate



Terrance Jackson, P.E., C.F.M.  
Storm Water Engineer



12770 Cimarron Path, Suite 100  
San Antonio, TX 78249  
Ph. 210.698.5051  
Ex. 210.698.5085

### Delivery Transmittal

RECEIVED

TO: CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
MDP DIVISION  
ATTN: MICHAEL O. HERRERA, SENIOR PLANNER

DATE: APRIL 25, 2005 05 APR 29 AM 9:20  
RE: WIND GATE @ KALLISON RANCH  
LAND DEVELOPMENT  
SERVICES DIVISION  
JOB #: 050220 TASK# 104

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up  
☐ Other

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan Application
1	Completeness Review
15	Request for Review
1	Fee Check (MDP - \$500.00, Arborist - \$75.00, Parks & Rec - \$190.00)
2	Storm Water Management Plan
15	Master Development Plan
1	Tree Stand Delineation Plan
1	8 1/2" x 11" Reduction of Master Development Plan
1	CD Containing Digital Information of Master Development Plan
1	Traffic Impact Analysis - Kallison

DEV. SERVICES  
2005 MAY -2 P 2:45

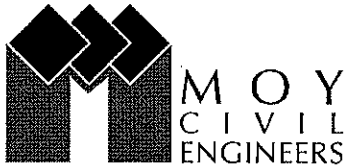
#### THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment  
☐ As Requested ☐ Sign & Return ☐ Other

#### REMARKS:

COPIES OF:  
RECEIVED BY:  
DATE:

TO:  
SUBMITTED BY: KERRY J. KOEHLER, P.E.



12770 Cimarron Path, Suite 100  
San Antonio, TX 78249  
Ph. 210.698.5051  
Fx. 210.698.5085

### Delivery Transmittal

TO: City of San Antonio  
Development Services  
MDP Division  
  
ATTN: Ernest Brown, Planner II

DATE: September 16, 2005

RE: Wind Gate @ Kallison Ranch MDP

PLAT #:

JOB #: 050220

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up  
☐ Other

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	TXDoT letter

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#### REMARKS:

COPIES OF:

RECEIVED BY:

DATE:

TO:

SUBMITTED BY: John LaRo

2005 SEP 16 P 2:55

DEV. SERVICES



# Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

September 8, 2005

## M.D.P. REVIEW

Wind Gate At Kallison Ranch  
Located on FM 471, North of Talley Road

Mike Herrera  
City of San Antonio Department of Planning  
P.O. Box 839966  
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	A 20' right of way dedication will be required along FM 471.
Access Limits/Restrictions	This property is eligible for a maximum combined total of three access points, based on the overall combined frontage. Locations of eligible access points will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

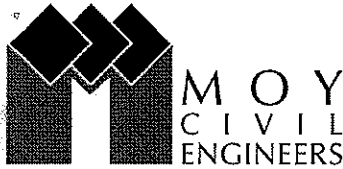
### ADDITIONAL COMMENTS:

  
Judy Friesenhahn, P.E.  
Transportation Planning  
Director

2005 SEP 16 P 2:55

DEV SERVICES

cc: Moy Civil Engineers



12770 Cimarron Path, Suite 100  
San Antonio, TX 78249  
Ph. 210.698.5051  
Fx. 210.698.5085

**Delivery Transmittal**

RECEIVED

05 JUL 13 PM 2:45

TO: City of San Antonio  
Development Services  
MDP Division

DATE: July 12, 2005

RE: Wind Gate @ Kallison Ranch MDP  
LAND DEVELOPMENT SERVICES DIVISION

ATTN: Ernest Brown, Planner II

PLAT #:

JOB #: 050220

☐ U. S. Mail   ☐ Overnight   ☒ Messenger   ☐ Pick Up  
☐ Other \_\_\_\_\_

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Revised MDP

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**REMARKS:**

COPIES OF: \_\_\_\_\_

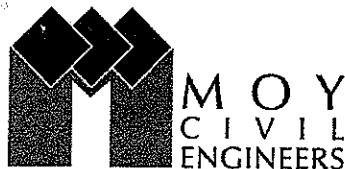
TO: \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

SUBMITTED BY: John LaRo

DATE: \_\_\_\_\_





12770 Cimarron Path, Suite 100  
San Antonio, TX 78249  
Ph. 210.698.5051  
Fx. 210.698.5085

### Delivery Transmittal

RECEIVED

TO: CITY OF SAN ANTONIO  
DEVELOPMENT SERVICES DEPARTMENT  
MDP DIVISION  
ATTN: MICHAEL O. HERRERA, SENIOR PLANNER

DATE: APRIL 25, 2005 05 APR 29 AM 9:20  
RE: WIND GATE @ KALLISON RANCH  
JOB #: 050220 TASK# 104

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up  
☐ Other

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan Application
1	Completeness Review
15	Request for Review
1	Fee Check (MDP - \$500.00, Arborist - \$75.00, Parks & Rec - \$190.00)
2	Storm Water Management Plan
15	Master Development Plan
1	Tree Stand Delineation Plan
1	8 1/2" x 11" Reduction of Master Development Plan
1	CD Containing Digital Information of Master Development Plan
1	Traffic Impact Analysis - Kallison

DEV. SERVICES  
2005 MAY -2 PM 2:45

#### THESE ARE TRANSMITTED AS CHECKED BELOW:

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☐ As Requested ☐ Sign & Return ☐ Other

#### REMARKS:

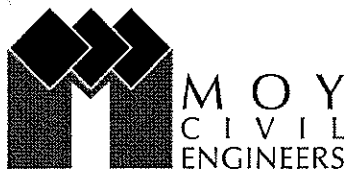
COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: KERRY J. KOEHLER, P.E.

DATE:



12770 Cimarron Path, Suite 100  
San Antonio, TX 78249  
Ph. 210.698.5051  
Fx. 210.698.5085

### Delivery Transmittal

TO: City of San Antonio  
Development Services  
Disability Access  
  
ATTN: Mark McDonald

DATE: August 10, 2005

RE: Wind Gate At Kallison Ranch

PLAT #:

JOB #: 050220

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up

☐ Other

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	revised MDP

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REMARKS:

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

-----Original Message-----

**From:** John LaRo [mailto:[jlaro@moy-ce.com](mailto:jlaro@moy-ce.com)]

**Sent:** Monday, October 24, 2005 5:18 PM

**To:** Patricia Wallace

**Subject:** Wind Gate MDP

Patricia,

I resubmitted the items we discussed a few days ago. The Project Manager asked me to follow up and see if you have had a chance to review these items yet. He is anxious to find out the decision as regards the original comments made by Ernest Brown. Please let me know as soon as you are able, as these delays have already placed us behind schedule. Thank you.

**Moy Civil Engineers**

John LaRo

Project Coordination

12770 Cimarron Path, Suite 100

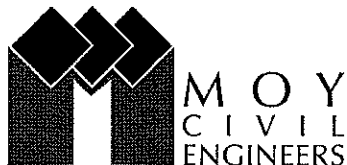
San Antonio, Texas 78249

(210) 698-5051

(210) 698-5085 fax

[jlaro@moy-ce.com](mailto:jlaro@moy-ce.com)

=0



12770 Cimarron Path, Suite 100  
San Antonio, TX 78249  
Ph. 210.698.5051  
Fx. 210.698.5085

### Delivery Transmittal

TO: City of San Antonio  
Development Services  
MDP/Major Thoroughfare  
1901 S. Alamo  
San Antonio, TX 78204  
ATTN: Patricia Wallace

DATE: November 3, 2005

RE: Wind Gate Ranch MDP

PLAT #:

JOB #: 050220

☐ U. S. Mail ☐ Overnight ☒ Messenger ☐ Pick Up  
☐ Other

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
8	MDP copy
1	MDP redline
1	reduction (8.5X11 and 11X17)

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☐ As Requested ☐ Sign & Return ☐ Other

#### REMARKS:

2005 NOV -14 A 7:45  
DEV. SERVICES

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

**Ernest Brown**

---

**From:** Sam Dent  
**Sent:** Thursday, July 07, 2005 4:27 PM  
**To:** kkoehler@moy-ce.com  
**Cc:** Ernest Brown  
**Subject:** MDP Review Comments - Wind Gate @ Kallison Ranch

See attached.

Sam Dent, P.E.  
Chief Engineer  
DSD - Engineering  
City of San Antonio

*Street  
conditions*

**CITY OF SAN ANTONIO**  
**DEVELOPMENT SERVICES DEPARTMENT**  
**ENGINEERING – STREETS & DRAINAGE**

**TO:** Kerry Koehler, P.E.  
Moy Civil Engineers

**FROM:** Sam Dent, P.E.  
Chief Engineer

**DATE:** July 7, 2005

**SUBJECT:** MDP Review Comments  
Wind Gate @ Kallison Ranch

1. The above referenced MDP is approved with the following conditions:
  - a. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
  - b. Add a note stating that sidewalks shall be installed in all public street rights-of-way in accordance with UDC Section 35-506(q).
  - c. Show applicable topographic contour intervals.
2. It should be understood that this is a general review of a conceptual plan and that **all** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

## Ernest Brown

---

**From:** Marc Courchesne  
**Sent:** Friday, July 15, 2005 1:29 PM  
**To:** Richard Chamberlin; Marc Courchesne; Ernest Brown; 'lespino@pape-dawson.com'  
**Subject:** Wind Gate at Kallison Ranch, MDP \*\*APPROVAL\*\*

TIA recommends the approval of the Wind Gate at Kallison Ranch, MDP.



L3\_Windgate at  
Kallison Ranch....

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

**CITY OF SAN ANTONIO**  
**Development Services Department**

Interdepartmental Correspondence Sheet

*TIA  
Conditions*

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Wind Gate at Kallison Ranch (Level 3 TIA), MDP

DATE: July 15, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Wind Gate at Kallison Ranch Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Wind Gate at Kallison Ranch Development is located in western Bexar County along the north side of Culebra Road (FM471) near its intersection with Talley Road. The proposed development consisting of 369.06 acres is proposed to be developed with 315 single-family residences and 65 units of multi-family residential. The Wind Gate at Kallison Ranch is estimated to generate 359 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Wind Gate at Kallison Ranch Development MDP, at no cost to the City of San Antonio:

- Amended TIA for individual units required at platting for traffic movements at internal intersections at proposed collector.
- Construct collector width (70' of Right-of-way and 44' of pavement) roadway through the development. Collector to be widened at internal intersections to 86 feet to accommodate separate left-turn bays lanes with required vehicle storage and bay taper if **required** by amended TIA traffic counts.
- Construct a eastbound left-turn lane on Culebra Road and a westbound right-turn deceleration lane with required storage and bay taper lengths as it relates to the submitted TIA traffic counts and TxDOT requirements, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Culebra Road and the proposed collector street entrance to the subdivision.
- Construct a southbound right-turn lane with required storage and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C, at the intersection of Culebra Road and the proposed collector street entrance to the subdivision.
- The developer shall install a traffic signal (when warranted and approved Bexar County and TxDOT) at the proposed collector and Culebra Road intersection.
- Incorporate traffic control improvements such as signing and pavement markings into the site plan that conform to the *Texas Manual on Uniform Traffic Control Devices* for consistent, uniform traffic control.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.



- It should be understood that the submitted TIA concurrent with the proposed WindGate at Kallison Ranch MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.



Marc A. Courchesne  
Senior Engineering Technician

Approved by:



Richard W. Chamberlin, P.E.  
Engineer  
Development Services TIA Division  
ID 2005TIA0714

## Ernest Brown

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**From:** Marc Courchesne  
**Sent:** Wednesday, June 08, 2005 11:24 AM  
**To:** Ernest Brown; Richard Chamberlin; Marc Courchesne; 'kkoehler@moy-ce.com'  
**Subject:** Wind Gate @ Kallison Ranch, MDP \*\*DISAPPROVAL\*\*

TIA recommends the disapproval of the Wind Gate @ Kallison Ranch, MDP. Redlines are in the engineer pick up box.

Marc A. Courchesne  
Sr. Engineering Technician  
Development Services  
Engineering Division, TIA  
207-7741

**Sent:** Tuesday, July 05, 2005 11:16 AM  
**To:** Ernest Brown  
**Subject:** Wind Gate at Kallison Ranch MDP

Ernest,

According to the city's working MDP list, comments were due on this project by June 15. As of today's date, I am still lacking comments from the following groups:

Neighborhoods

Disability

Streets and Drainage

Fire protection

Can you provide the appropriate contact information for each of these groups as they apply to this project? Thank you.

**Moy Civil Engineers**

John LaRo

Project Coordination

12770 Cimarron Path, Suite 100

San Antonio, Texas 78249

(210) 698-5051

(210) 698-5085 fax

[jlara@moy-ce.com](mailto:jlara@moy-ce.com)

## Ernest Brown

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**From:** Kay Hindes  
**Sent:** Monday, June 27, 2005 12:59 PM  
**To:** Michael Herrera  
**Cc:** Ernest Brown; 'kkoehler@moy-ce.com'  
**Subject:** Wind Gate at Kallison Ranch MDP

**Importance:** High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

If you have any questions or need additional information please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes



Wind Gate at  
Kallison Ranch MD...

*historic  
conditions*

REMIT TO:  
CITY OF SAN ANTONIO  
P.O. BOX 839975  
SAN ANTONIO, TX 78283-3975

I N V O I C E  
3286880

AMT ENCLOSED \_\_\_\_\_

50-05-5574  
MOY CIVIL ENGINEERS  
12770 CIMARRON PATH, STE 100  
SAN ANTONIO, TEXAS 78249

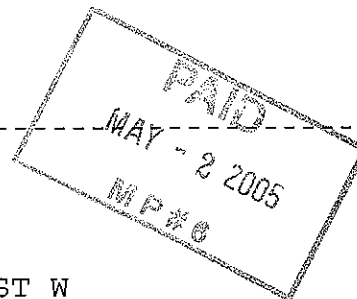
AMOUNT DUE 500.00  
INVOICE DATE 5/2/2005  
DUE DATE 5/02/2005

MDP- 856

PHONE: (210) 698-5051

WIND GATE @ KALLISON RANCH  
MDP

FACILITY LOCATION: 100 COMMERCE ST W



INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/2/2005	3286880	50-05-5574	5/02/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/02/2005		CK#1367	
END	05/02/2005			

INVOICE INFORMATION	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
	500.00	0.00	500.00

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

MC CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TX 78249  
(210)698-5051

1367

30-9/1140  
31

PAY TO THE ORDER OF City of San Antonio

DATE 4/25/05

\$ 500.<sup>00</sup>

Five hundred & <sup>00</sup>/<sub>100</sub>

DOLLARS



Frost National Bank  
Fair Oaks Ranch, Texas 78015  
www.frostbank.com

FOR MDP Review Fee #050220

⑈001367⑈ ⑆114000093⑆

217003226⑈

Sandy May

MOY CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TX 78249  
(210)698-5051

1368

30-9/1140  
31

PAY TO THE ORDER OF City of San Antonio

DATE 4/25/05

\$ 75.<sup>00</sup>

Seventy-five & <sup>00</sup>/<sub>100</sub>

DOLLARS



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Fair Oaks Ranch, Texas 78015  
www.frostbank.com

FOR Tree Stand Delineation Review Fee #050220

⑈001368⑈ ⑆114000093⑆

217003226⑈

Sandy May

MOY CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100  
SAN ANTONIO, TX 78249  
(210)698-5051

1369

30-9/1140  
31

PAY TO THE ORDER OF City of San Antonio

DATE 4/25/05

\$ 190.<sup>00</sup>

One hundred ninety & <sup>00</sup>/<sub>100</sub>

DOLLARS



Frost National Bank  
Fair Oaks Ranch, Texas 78015  
www.frostbank.com

FOR Parks Review Fee #050220

⑈001369⑈ ⑆114000093⑆

217003226⑈

Sandy May